



APPLICATION ACCEPTED: February 7, 2013
PLANNING COMMISSION: October 9, 2013
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

September 25, 2013

STAFF REPORT

RZ 2013-SP-005
(Associated with SPA 76-S-200-02)

SPRINGFIELD DISTRICT

APPLICANT: MHI-Spring Lake, LLC

PRESENT ZONING: R-1 (Residential District - 1 dwelling unit per acre)

PARCEL: 88-1 ((2)) 8

SITE AREA: 5.28 acres

PLAN MAP: Residential at 2-3 dwelling units per acre

PROPOSAL: To rezone 5.28 acres from the R-1 to the R-3 District for the development of 13 single-family detached houses at a density of 2.46 dwelling units per acre.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2013-SP-005 subject to the execution of the proffers consistent with those contained in Appendix 1.

Staff recommends a waiver to the requirements of the Public Facilities Manual to allow stormwater management facilities to be located off-site.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Joe Gorney

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\jgorney\APPLICATIONS\RZ-2013-SP-005\STAFF_REPORT-SpringLake-092513.docx



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



APPLICATION ACCEPTED: February 7, 2013
BOARD OF ZONING APPEALS: October 30, 2013

County of Fairfax, Virginia

September 25, 2013

STAFF REPORT

SPA 76-S-200-02
(Associated with RZ 2013-SP-005)

SPRINGFIELD DISTRICT

APPLICANT: Trustees of Calvary Christian Church

PRESENT ZONING: R-1 (Residential District - 1 dwelling unit per acre)

PARCELS: 88-1 ((2)) 8; and 10

SITE AREA: 9.67 acres

FAR: 0.02

PLAN MAP: Residential at 2-3 dwelling units per acre

PROPOSAL: To amend SP 76-S-200, previously approved for a church, to permit the deletion of Parcel 8 (5.28 acres) from the special permit area, with 4.39 acres remaining; and to permit the enlargement of a stormwater management facility to serve both Parcel 10 and the 13 proposed single-family detached dwelling units on Parcel 8.

STAFF RECOMMENDATIONS:

Staff recommends approval of SPA 76-S-200-02 subject to the development conditions contained in Appendix 2.

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Staff recommends a modification to the transitional screening requirement along the southeastern project boundary to favor the existing vegetation and additional plantings as shown on the Special Permit Amendment plat.

Staff recommends a reaffirmation of the previous modification to the transitional screening requirement along the southwestern and northwestern project boundaries to favor the existing vegetation and features as shown on the Special Permit Amendment plat.

Staff recommends a waiver of the barrier requirement along all project boundaries in lieu of the existing and proposed vegetation.

Staff recommends a waiver of the Countywide Trails Plan recommendation for an on-road bicycle trail on the northern side of Old Keene Mill Road.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this rezoning does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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Rezoning Application

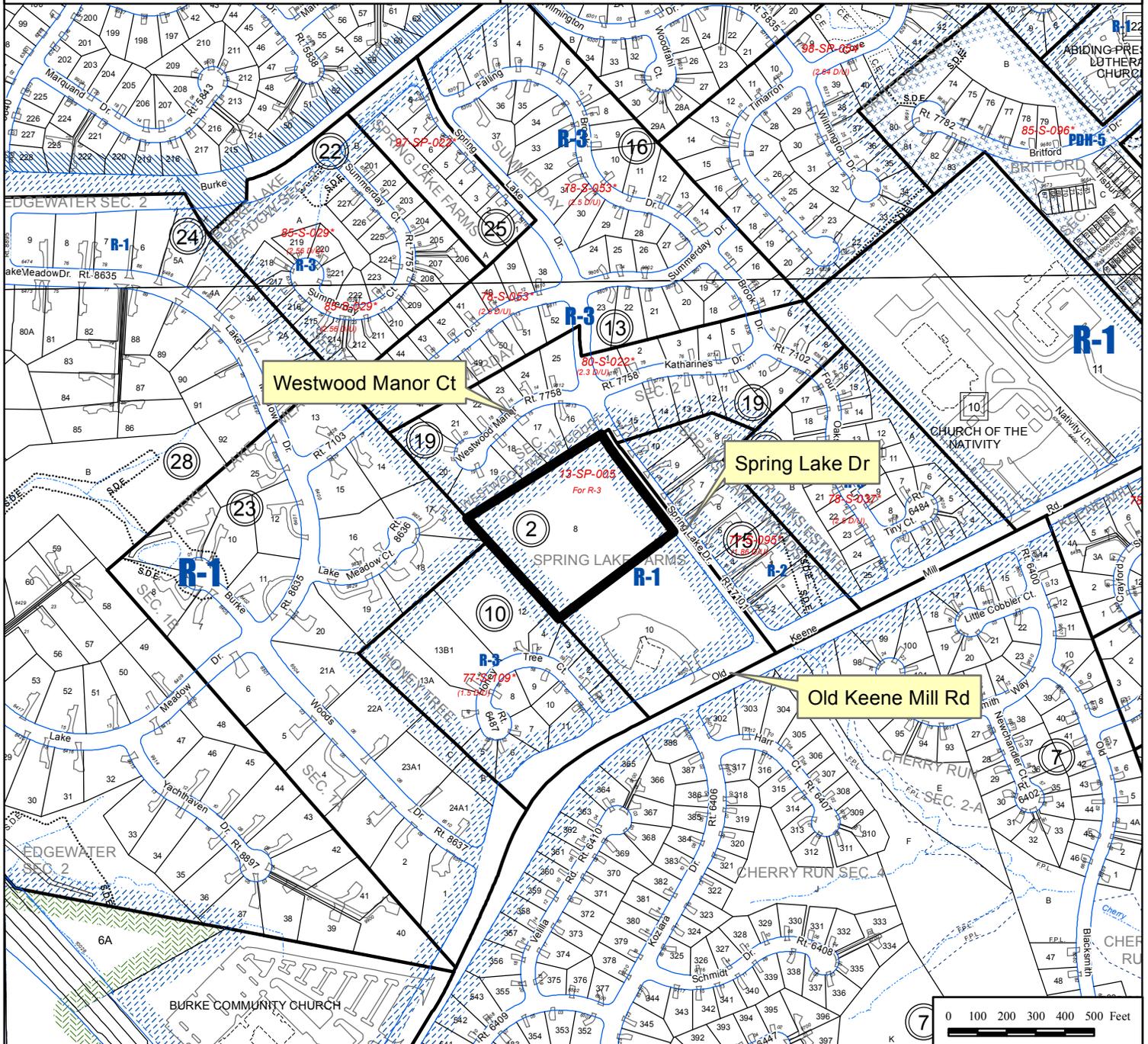
RZ 2013-SP-005
MHI-SPRING LAKE, L.L.C.



Applicant: Accepted: 02/07/2013
Proposed: RESIDENTIAL
Area: 5.28 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: Located: 6408 SPRING LAKE DRIVE, BURKE, VA 22015

Zoning: FROM R- 1 TO R- 3
Overlay Dist:
Map Ref Num: 088-1- /02/ /0008



Special Permit Amendment

SPA 76-S-200-02



Applicant: TRUSTEES OF CALVARY CHRISTIAN CHURCH
Accepted: 02/07/2013
Proposed: AMEND SP 76-S-200 PREVIOUSLY APPROVED FOR CHURCH TO PERMIT SITE MODIFICATIONS AND DELETE LAND AREA.

Area: 9.67 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0103

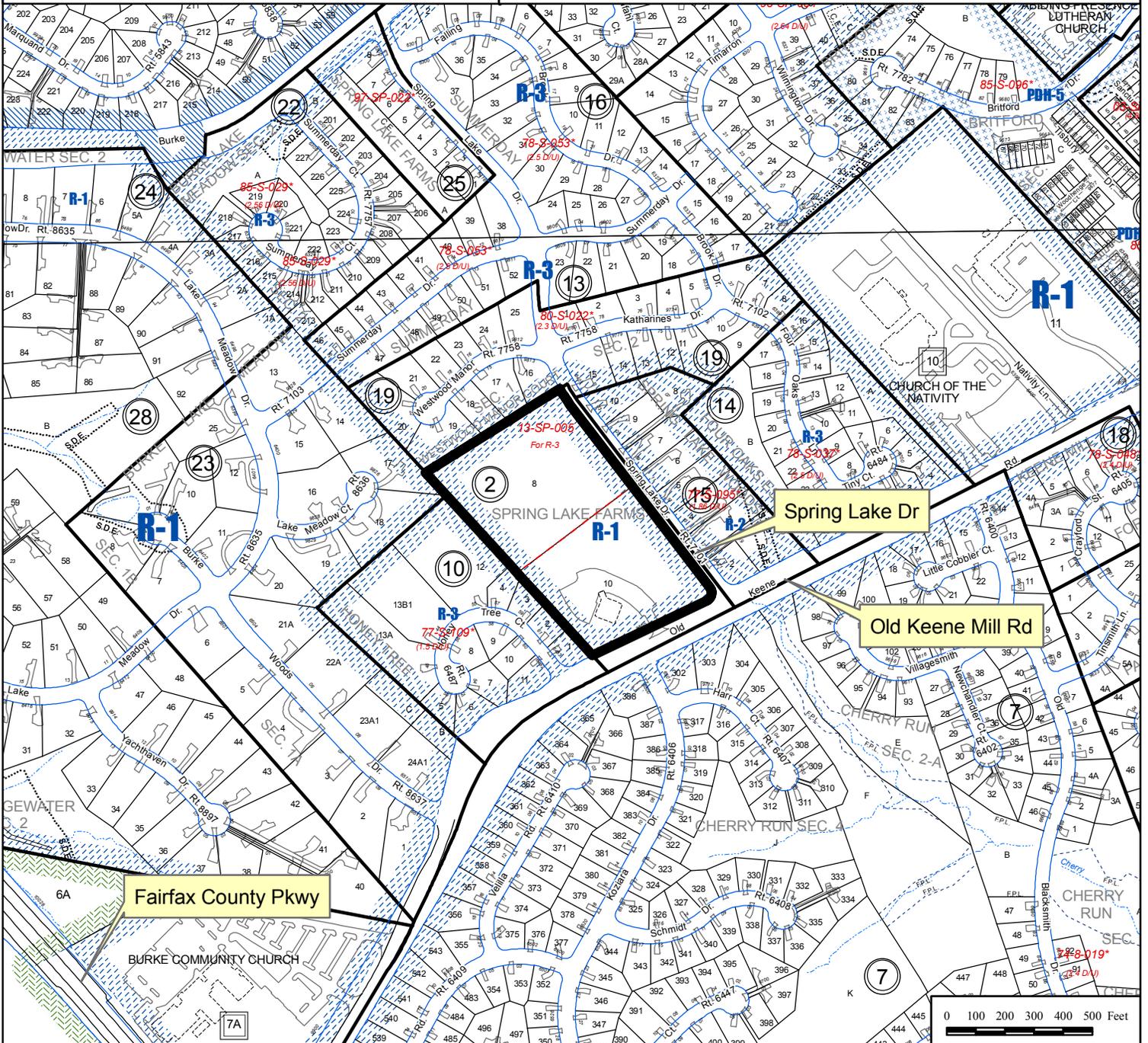
Art 8 Group and Use: 3-02

Located: 6408 SPRING LAKE DRIVE, BURKE, VA 22015

Zoning: R-1

Overlay Dist:

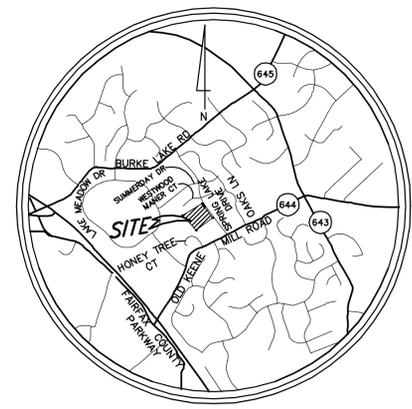
Map Ref Num: 088-1- /02/ /0008 /02/ /0010



ENCLAVE OF BURKE

GENERALIZED DEVELOPMENT PLAN

SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 JANUARY, 2013
 REVISED MAY 22, 2013
 REVISED AUGUST 2, 2013
 REVISED AUGUST 22, 2013
 REVISED SEPTEMBER 13, 2013



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERALIZED DEVELOPMENT PLAN
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4	EXISTING VEGETATION MAP
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	TREE PRESERVATION PLAN
8	TREE PRESERVATION PLAN
9	TREE INVENTORY AND CONDITION ANALYSIS
10	TREE PRESERVATION DETAILS
11	BMP COMPUTATIONS
12	STORMWATER CALCULATIONS
13	EXTENT OF REVIEW
14	OUTFALL ANALYSIS
15	SIGHT DISTANCE
15A	LOT 1 & LOT 2 STOPPING SIGHT DISTANCE

OWNER

TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
 9800 OLD KEENE MILL ROAD
 BURKE, VA 22015

APPLICANT/ CONTRACT PURCHASER

MHI-SPRING LAKE, LLC, C/O MADISON HOMES INC.
 1950 Old Gallows Road
 Suite 200
 Tysons Corner, VA 22182
 Telephone 703.506.9292

ATTORNEY/AGENT

WALSH COLUCCI LUBELEY EMRICH AND WALSH, PC
 2200 CLARENDON BLVD, 13TH FLOOR
 ARLINGTON, VA 22201
 TELEPHONE 703.528.4700

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
 12600 Fair Lakes Circle
 Suite 100
 Fairfax, VA 22033
 Telephone 703.449.8100
 Fax 703.449.8108

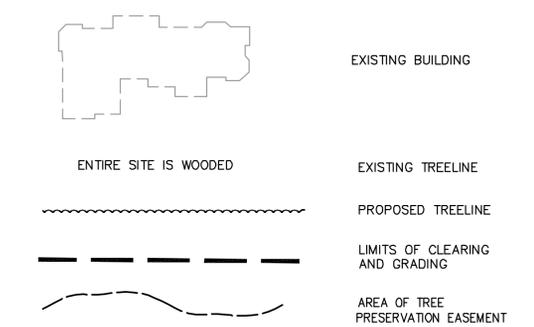
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www.bcconsultants.com

RZ 2013-SP-005





LEGEND:



SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	230,312 s.f.± or 5.28 Ac.±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-3
MINIMUM LOT AREA REQUIRED:	10,500 s.f.
MINIMUM LOT AREA PROVIDED:	10,500 s.f.
AVERAGE LOT AREA REQUIRED:	11,500 s.f.
AVERAGE LOT AREA PROVIDED:	15,000 s.f.±
PROPOSED DENSITY:	2.46 DU/AC
MAXIMUM LOTS ALLOWED:	15
MAXIMUM LOTS PROVIDED:	13
MAXIMUM BUILDING HEIGHT:	35'
YARD SETBACK REQUIREMENTS:	
FRONT YARD:	30'
SIDE YARD:	12'
REAR YARD:	25'
MINIMUM LOT WIDTH (INTERIOR):	80'
MINIMUM LOT WIDTH (CORNER):	105'
PARKING REQUIRED:	26 (2 SPACES PER HOUSE)
PARKING PROVIDED:	52 (2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY PER HOUSE)

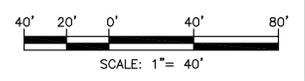
NOTE: SEE SHEET 15 (SIGHT DISTANCE) FOR SIDEWALK AND CURB IMPROVEMENTS

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GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	APPLICANT:
MAY 22, 2013	
AUGUST 2, 2013	
AUGUST 22, 2013	
SEPTEMBER 13, 2013	
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2013	
SCALE: HOR. 1"= 40'	
VERT. N/A	
SHEET 2 OF 15	
CO. NO.	
CAD NAME: G11562GDP	
LAYOUT: GDP	
FILE NO. 11562.01-00	



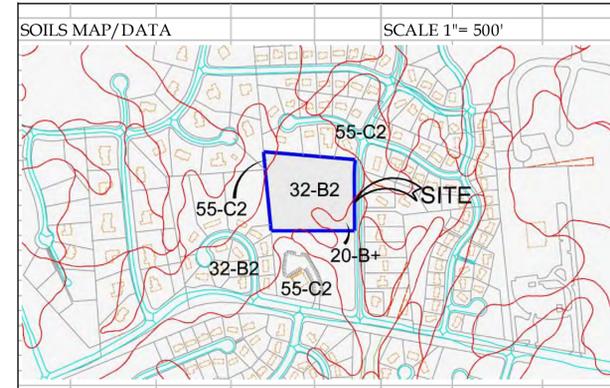
GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 88-1-((2)), PARCEL 8, AND IS ZONED R-1.
- THE PROPERTY DELINEATED HEREON IS BASED ON DEEDS OF RECORD AND ADJACENT INFORMATION AND IS NOT A FIELD SURVEY. MERIDIAN BASED ON ADJACENT VCS 27 DATUM CONVERTED TO VCS 83 AND HAS NOT BEEN VERIFIED.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM BC CONSULTANTS, AIR FLOWN AND COMPILED AT 2' INTERVALS.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE SPRINGFIELD MAGISTERIAL DISTRICT, LOWER POTOMAC SANITARY SEWER SHED AND THE POHICK CREEK WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, EXCEPT FOR THE FOLLOWING:
 - WE ARE HEREBY REQUESTING A WAIVER IN AGREEMENT WITH THE CALVARY CHRISTIAN CHURCH TO HAVE STORMWATER MANAGEMENT FACILITIES LOCATED OFFSITE. AS SHOWN ON THE DRAWINGS.
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS NO TRAILS REQUIREMENT.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS ON THE SITE.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE PROPERTY IS LOCATED WITHIN THE MIDDLE RUN COMMUNITY PLANNING SECTOR (P6) OF THE POHICK PLANNING DISTRICT (AREA III) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL 2-3 du/ac
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:

- APPLICATION TO BE SUBMITTED SEPARATELY.
- PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
 - SEAL AND SIGNATURE ARE SHOWN ON PLAN.
- LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
- FOR RESIDENTIAL DEVELOPMENTS-FAIRFAX COUNTY SOIL IDENTIFICATION MAP SEE SHEET 3.
- AFFADAVIT TO BE SUBMITTED SEPARATELY.
- APPLICATION TO BE SUBMITTED SEPARATELY.
- N/A
- STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
- FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS AND/OR PLAN FOR PROPOSED STRUCTURE INFORMATION.
 - PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE #6.
 - NO COMMON OPEN SPACE PROPOSED.
 - PROPOSED SANITARY SEWER SHOWN ON PLAN.
 - REFER TO STORM WATER MANAGEMENT SHEETS. REFER TO GENERAL NOTE 8.
 - REFER TO GENERAL NOTE 8.
 - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
 - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - AREAS OF TREE PRESERVATION ARE SHOWN ON PLAN.
- DIMENSIONS OF BUILDING SETBACK AND SUPPLEMENTAL TREE PLANTINGS ARE SHOWN ON PLAN.
- NO EXISTING STRUCTURES ON SITE.
- G.F.A. AND F.A.R ARE NOT APPLICABLE.
- REFER TO SITE TABULATIONS FOR THE NUMBER OF UNITS AND DENSITY. NO OPEN SPACE IS REQUIRED OR PROPOSED.
- SEE PLAN FOR ANY PROPOSED SPECIAL AMENITIES.
- ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
- DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- NO EQC, RPA, OR FLOODPLAIN EXISTS ON THE SITE.
- EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
- EXISTING VEGETATION MAP (EVM) PROVIDED ON SHEET 4. PROPOSED LANDSCAPE PLAN PROVIDED ON SHEET 5.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- OWNER

TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
9800 OLD KEENE MILL ROAD
BURKE, VA 22105
DB. 4517 PG. 38
TAX MAP IDENTIFICATION:
TAX I.D. NO. PARCEL #
88-1-((2)) 8
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH RECOMMENDS RESIDENTIAL DEVELOPMENT AT 2-3 DU/AC.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
- THIS DEVELOPMENT SHALL CONFORM TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF GENERAL NOTE #5.
- N/A AT THIS TIME.
- N/A
- N/A
- APPLICATION FEE TO BE SUBMITTED SEPARATELY.

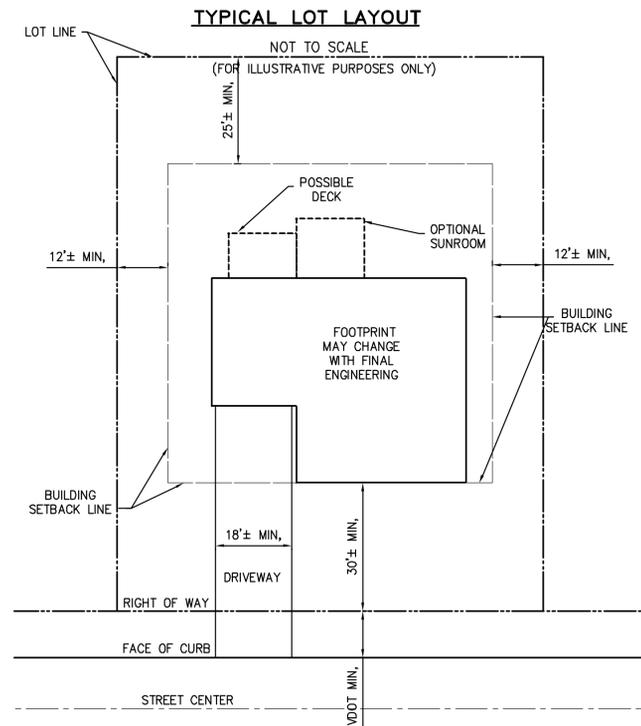


SOIL I.D.	SERIES	FOUNDATION	SUBSURFACE	SLOPE	ERODABILITY	GEOTECHNICAL	NEW SOIL
NUMBERS	NAME	SUPPORT	DRAINAGE	STABILITY		REPORT RECD	PROBLEM CLAS
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	NO	C
32	FAIRFAX (SILL)	GOOD-P	FAIR-P	GOOD	GOOD	SEVERE	B
20	MEADOWVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B	B



TYPICAL UNIT ELEVATIONS

(FOR ILLUSTRATIVE PURPOSES ONLY)



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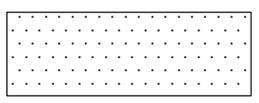
GENERAL NOTES AND COMMENTS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
MAY 22, 2013	DRAFTED BY: CAD
AUGUST 2, 2013	CHECKED BY: PLR
AUGUST 22, 2013	DATE: JANUARY 2013
SEPTEMBER 13, 2013	SCALE: HOR. N/A
APPLICANT:	VERT. N/A
	SHEET 3 OF 15
	CO. NO.
	CAD NAME: G11562NOT
	LAYOUT: GDP
	FILE NO. 11562.01-00

XREFS:



EXISTING VEGETATION MAP LEGEND:



COVER TYPE 2 (UPLAND FOREST)
THIS COVER TYPE REPRESENTS THE EXISTING
PRE-DEVELOPMENT TREE CANOPY.

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE:

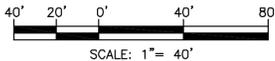
COVER TYPE NO.	COVER TYPE DESIGNATION	SUCCESSIONAL STAGE	HEALTH AND CONDITION	AREA (Ac.±)	NARRATIVE
2	UPLAND FOREST	Sub-climax	N/A	5.28 AC. ±	UPLAND HARDWOODS: OAK, HICKORY AND YELLOW-POPLAR UPLAND SOFTWOODS: VIRGINIA PINE

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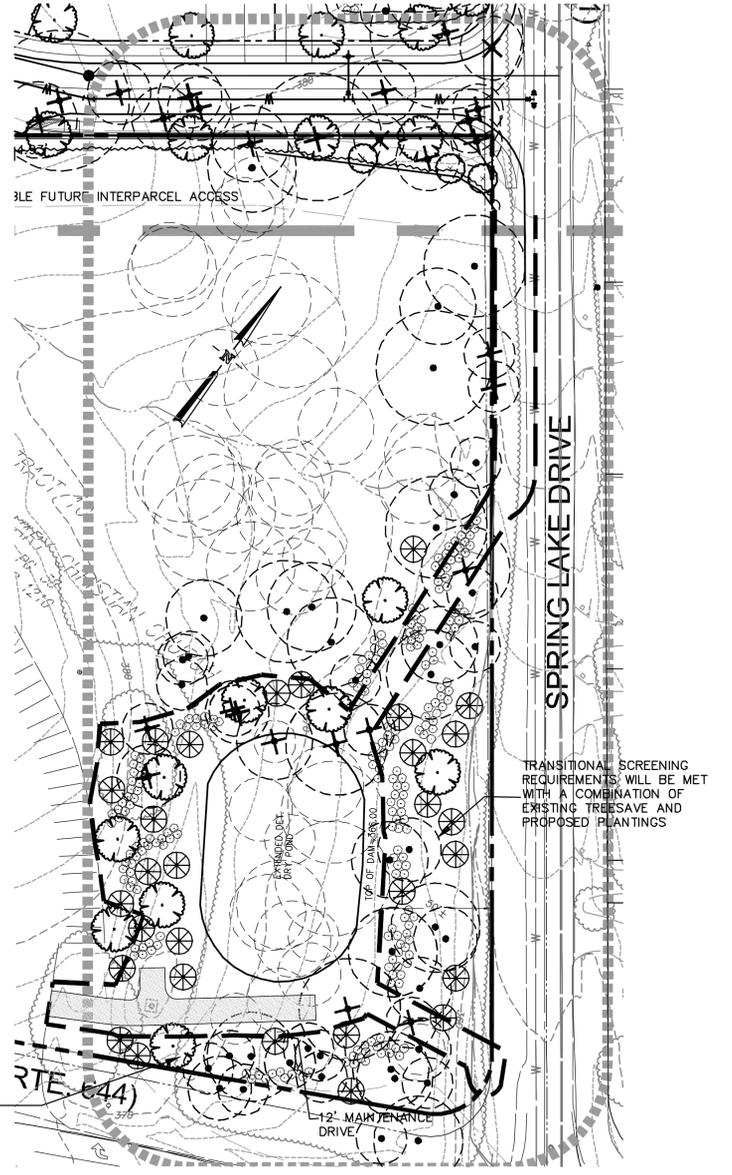
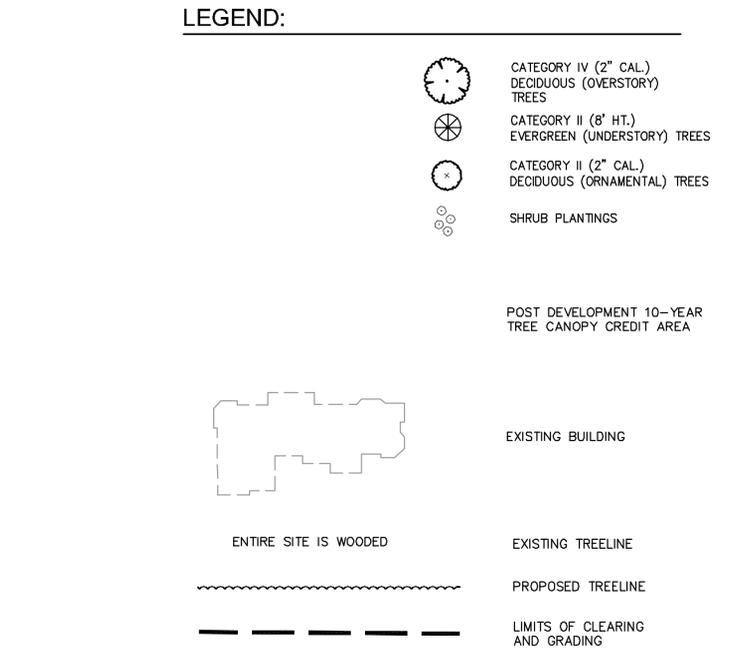


EXISTING VEGETATION MAP
GENERALIZED DEVELOPMENT PLAN
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SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

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SEPTEMBER 13, 2013	SCALE: HOR: 1" = 40'
APPLICANT:	VERT: N/A
	SHEET 4 OF 15
	CO. NO.
	CAD NAME: G11562EVM
	LAYOUT: EVM
	FILE NO. 11562.01-00

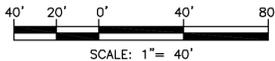


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A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS ALONG OLD KEENE MILL ROAD WILL BE REQUESTED AT THE SUBDIVISION PLAN STAGE

THIS PLAN FOR LANDSCAPING PURPOSES ONLY

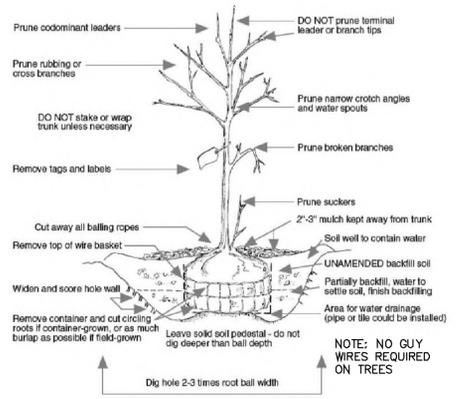


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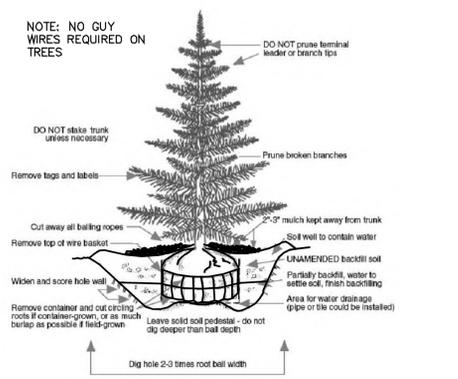


LANDSCAPE PLAN
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
MAY 22, 2013	DRAFTED BY: CAD
AUGUST 2, 2013	CHECKED BY: PLR
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APPLICANT:	VERT. N/A
SHEET 5 OF 15	
CO. NO.	
CAD NAME: G11562LSC	
LAYOUT: LSC	
FILE NO. 11562.01-00	



1 TREE PLANTING GUIDELINE
6 NOT TO SCALE 12A-Tree Planting-VA



2 EVERGREEN PLANTING GUIDELINE
6 NOT TO SCALE 12A-Tree Planting-VA

PLANT LIST:

DECIDUOUS OVERSTORY TREES					
Category	Total Quantity	Height	Caliper	10 Yr. Tree Canopy (s.f.)	Total 10 Yr. Tree Canopy (s.f.)
IV	40		2" Cal.	200	8,000
Total Overstory Trees				Subtotal	8,000
DECIDUOUS UNDERSTORY (ORNAMENTAL) TREES					
	41		2"	100	4,100
Total Ornamental Trees				Subtotal	4,100
EVERGREEN TREES					
	128	8' HT.		75	9,600
Total Evergreen Trees				Subtotal	9,600

TRANSITIONAL SCREENING AND BARRIER SUMMARY :

SUMMARY PROVIDED FOR INFORMATIONAL PURPOSES.
 EXISTING USE (SITE): VACANT
NORTHERN BOUNDARY (WESTWOOD MANOR):
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS ALSO SINGLE FAMILY DETACHED DWELLINGS.
EASTERN BOUNDARY (ACROSS SPRING LAKE ROAD):
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS ALSO SINGLE FAMILY DETACHED DWELLINGS.
SOUTHERN BOUNDARY:
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS CALVARY CHRISTIAN CHURCH.
WESTERN BOUNDARY:
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS ALSO SINGLE FAMILY DETACHED DWELLINGS.

10-YEAR TREE CANOPY CALCULATIONS:

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	230,312
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	100.0%
A3	Percentage of 10-year Tree Canopy Required for the Site	25%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	100.0%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	108.5%
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with §12-0507.4.	N/A
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	230,312
B2	Subtract Areas Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1-(B2+B3)	230,312
B5	Identify Site's Zoning and/or Use	R3
B6	Percentage of 10-Year Tree Canopy Required	25%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	57,578
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area (B7 x A4)	57,578
C2	Total Canopy Area Meeting Standards of §12-0200	50,000
C3	C2 x 1.25	62,500
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	0
C3.2	C3.1 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided by "Heritage," Memorial, "Specimen," or "Street Tree"	0
C7	C6 x 1.5 to 3.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.1, C5, C7 and C9	62,500
D. TREE PLANTING		
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	(4,922)
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	Area of Canopy Provided by Improved Cultivars and Varieties	0
D12	D12 x 1.25	0
D13	Area of Canopy Provided Through Tree Seeding	0
D14	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	21,700
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	21,700
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	62,500
E2	Total of Canopy Area Provided Through Tree Planting (D17)	21,700
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	84,200

LANDSCAPE IMPLEMENTATION POLICY

URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION
January 1, 2009

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

- Tree Species and Size**
- Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)
 - All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock, (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

- Species Substitutions**
- Species substitutions within the tree categories listed in Table 12.19 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following: (PFM 12-0705.1C)
 - Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent of the total number of trees required to be planted on the site. (PFM 12-0514.1L)
 - Authorization** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))
 - Substitutions Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.19, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0805.1C(3))
 - Species Suitability** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
 - Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
 - Air Quality, PFM 12-0509.4B(1)
 - Energy Conservation, PFM 12-0509.4B(2)
 - Water Quality, PFM 12-0509.4B(3)
 - Wildlife Benefits, PFM 12-0509.4B(4)
 - Native Trees, PFM 12-0509.4B(5)

- Planting Locations**
- Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
 - Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
 - Environmental Conditions** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)
 - Compacted Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)
 - Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0509.4E(5))
 - Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap; or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0509.4E(6))
 - Easements** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0514.6B)

- Staking and Guying**
- Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

- Seasonal Landscape Deferrals**
- A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.

- The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.
- At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

- Requirements Prior to Approval of RUP/Non-RUP**
- The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.

BC Consultants
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 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bccoon.com

COMMONWEALTH OF VIRGINIA
 LANDSCAPE ARCHITECT
 PETER L. BURKE
 Lic. No. 368
 SEPTEMBER 13, 2013
 LANDSCAPE ARCHITECT

LANDSCAPE DETAILS
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 MAY 22, 2013
 AUGUST 2, 2013
 AUGUST 22, 2013
 SEPTEMBER 13, 2013
 APPLICANT:

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JANUARY 2013
 SCALE: HOR. N/A
 VERT. N/A
 SHEET 6 OF 15
 CO. NO.
 CAD NAME: G11562LSC-DET
 LAYOUT: LSC-DETAILS
 FILE NO. 11562.01-00

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

LEGEND:

-  LIMITS OF CRITICAL ROOT ZONE (CRZ)
-  (CRZ) EXISTING TREE TO BE PRESERVED
-  (CRZ) EXISTING TREE TO BE REMOVED
-  MULCH AREA $\frac{2}{10}$
-  POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (50,000 s.f.)
-  ROOT PRUNE (RP) $\frac{2}{10}$ AND/OR TREE PROTECTION FENCE (TP) $\frac{1}{10}$
-  LIMITS OF CLEARING AND GRADING
-  EXISTING TREELINE
-  PROPOSED TREELINE

SEE SHEET 9 FOR TREE INVENTORY AND CONDITION ANALYSIS AND SHEET 10 FOR TREE PRESERVATION DETAILS

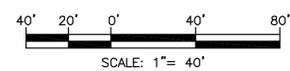


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TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
MAY 22, 2013	DRAFTED BY: CAD
AUGUST 2, 2013	CHECKED BY: PLR
AUGUST 22, 2013	DATE: JANUARY 2013
SEPTEMBER 13, 2013	SCALE: HOR. 1" = 40'
APPLICANT:	VERT. N/A
SHEET 7 OF 15	
CO. NO.	
CAD NAME: G11562TPP	
LAYOUT: TPP	
FILE NO. 11562.01-00	



LEGEND:

-  LIMITS OF CRITICAL ROOT ZONE (CRZ)
-  (CRZ) EXISTING TREE TO BE PRESERVED
-  (CRZ) EXISTING TREE TO BE REMOVED
-  MULCH AREA $\frac{3}{10}$
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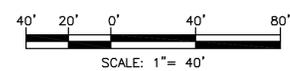


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TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
MAY 22, 2013
AUGUST 2, 2013
AUGUST 22, 2013
SEPTEMBER 13, 2013
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR. 1" = 40'
VERT. N/A
SHEET 8 OF 15
CO. NO.
CAD NAME: G11562TPP
LAYOUT: TPP (2)
FILE NO. 11562.01-00



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Table with columns: SURVEY NUMBER, TREE KEY, BOTANICAL NAME, SIZE, CRZ, CONDITION, CANOPY POSITION, CROWN DENSITY, AVERAGE CROWN SPREAD, FINAL STATUS, ROOT PRUNE, BULCH, FERTILIZE, PRUNE, TREAT PESTS, OTHER, PROBLEMS, COMMENTS.

Table with columns: SURVEY NUMBER, TREE KEY, BOTANICAL NAME, SIZE, CRZ, CONDITION, CANOPY POSITION, CROWN DENSITY, AVERAGE CROWN SPREAD, FINAL STATUS, ROOT PRUNE, BULCH, FERTILIZE, PRUNE, TREAT PESTS, OTHER, PROBLEMS, COMMENTS.

LEGEND:
TBD : POTENTIAL HAZARD. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
P : PRESERVE
R : REMOVE
POS : PRESERVE OFF-SITE
RWP : REMOVE WITH PERMISSION FROM THE UFMD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.
X : CONDUCT ACTIVITY INDICATED
* : DBH/DIAMETER BREST HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND.
** : CRZ/CRITICAL ROOT ZONE (ONE FOOT OF RADIUS FOR EVERY INCH OF TREE DIAMETER. CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASAL AREA EQUIVALENT TO THE SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED.
*** : CONDITION RATINGS ARE PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

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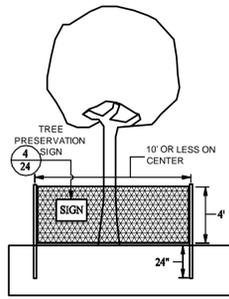


TREE INVENTORY AND CONDITION ANALYSIS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

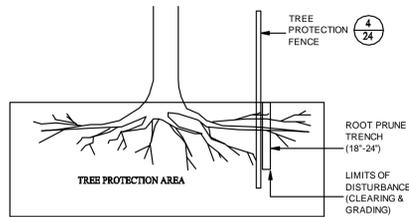
BC REVISIONS:
MAY 22, 2013
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SEPTEMBER 13, 2013
APPLICANT:

DESIGNED BY: PLR
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SHEET 9 OF 15
CO. NO.
CAD NAME: G11562TPP-INV
LAYOUT: TPP-INV
FILE NO. 11562.01-00

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING.
- TREE PROTECTION FENCE SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST OUTSIDE THE TRENCH WITHIN THE DISTURBED AREA.
- TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GAUGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL T-POSTS DRIVEN 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.
- WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER SILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.
- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS IN ENGLISH AND SPANISH, WHICH STATES "TREE PRESERVATION AREA - KEEP OUT" SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.
- A CERTIFIED ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.

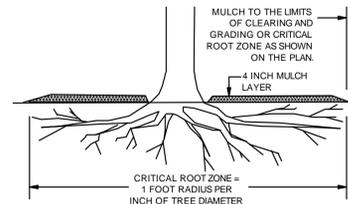


1 TREE PROTECTION FENCE
24 NOT TO SCALE 12A1-8098Tree Protect



- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.
- ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER OR VIBRATORY PLOW.
- THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.
- ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

2 ROOT PRUNING
24 NOT TO SCALE 12A1-8098 Root Pruning



- SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 4 INCHES.
- MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 10' FROM THE LIMITS OF CLEARING AND GRADING.
- MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.
- MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3 PROTECTIVE MULCHING
24 NOT TO SCALE 12A1-8098 Protect Mulch

**TREE PRESERVATION AREA
KEEP OUT**

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THIS AREA. TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.

(CONSTRUCTION COMPANY NAME)
(COMPANY CONTACT PERSON & TELEPHONE NUMBER)

**PENALTY FOR VIOLATIONS
STRICTLY ENFORCED**

SPECIFICATIONS:

DIMENSIONS: WIDTH: 17 INCHES MINIMUM
HEIGHT: 11 INCHES MINIMUM

BACKGROUND COLOR: WHITE
LETTER COLOR: BLACK
LETTER SIZE:

LETTER 1: 1.5 INCH MINIMUM (LARGEST)
LETTER 2: 0.75 INCH MINIMUM
LETTER 3: 0.5 INCH MINIMUM
LETTER 4: 0.375 INCH MINIMUM (SMALLEST)

LANGUAGE: ENGLISH AND SPANISH (SEPARATE SIGNS)

NOTE: ALTERNATE SIGNAGE MAY BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL

4 TREE PRESERVATION SIGN
24 NOT TO SCALE 12A1-8098Tree Preser Sign

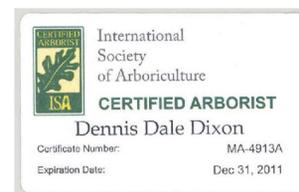
SITE MONITORING SCHEDULE

LIST OF DUTIES	DATE	DESCRIPTION OF DUTIES
PRE-CONSTRUCTION MEETING IN FIELD TO WALK LIMITS OF CLEARING AND GRADING	SPECIFIED BY UFMD	PRIOR TO THE PRE-CONSTRUCTION MEETING AND BEFORE ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES HAVE OCCURED, A CERTIFIED ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH A REPRESENTATIVE FROM FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD) TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE SURVIVABILITY OF TREES TO BE PRESERVED THAT OCCUR ALONG THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND/OR TO IDENTIFY HAZARDOUS, DAMAGED OR DISEASED TREES THAT NEED TO BE REMOVED.
INSTALLATION OF TREE PROTECTION FENCE	AFTER UFMD'S APPROVAL OF LOCATION	THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS REQUIRED TO BE PRESERVED. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED.
CONSTRUCTION/ SITE ANALYSIS	MONTHLY ANALYSIS OF SITE OR AS SPECIFIED BY UFMD	THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS

TREE PRESERVATION NARRATIVE:

- ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).
- THE DEVELOPER SHALL RETAIN A CERTIFIED ARBORIST ("THE ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). ALL WORK REQUIRED BY THIS PLAN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE ARBORIST AS SPECIFIED IN THE SITE MONITORING SCHEDULE AND TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN. ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMD. MONITORING SHALL OCCUR AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING OR GRADING, REMOVAL OF TREES, VEGETATION, OR STRUCTURES OR, THE TRANSPLANTING OF TREES OR VEGETATION OR, ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING AS SPECIFIED ON THIS PLAN. THE PROTECTIVE FENCE INSTALLATION SHALL BE MONITORED AS NOTED IN THE SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES. THE ARBORIST MUST VERIFY IN WRITING THAT THE FENCING HAS BEEN INSTALLED PRIOR TO ANY WORK OR DEMOLITION ACTIVITIES AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.
- THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN URBAN FORESTER FROM UFMD AS NOTED IN THE SITE MONITORING SCHEDULE. ANY ADJUSTMENTS AGREED TO BY THE ARBORIST AND UFMD SHALL BE MEMORIALIZED IN WRITING BY BOTH PARTIES BEFORE ANY SUCH ADJUSTMENTS ARE IMPLEMENTED. TREES TO BE REMOVED SHALL BE TAGGED IN THE FIELD. TREES WITHIN THE UNDISTURBED AREA THAT ARE IDENTIFIED IN WRITING BY UFMD AS DEAD OR DYING, IN POOR CONDITION (INCLUDING DISEASED AND DAMAGED, OR TREES THAT POSE A POTENTIAL HAZARD TO HUMAN HEALTH OR PROPERTY MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO IDENTIFIED SHALL BE REMOVED USING A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES TO BE PRESERVED AND UNDERSTORY VEGETATION. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMD.
- AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF UFMD. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMD IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN WRITING BY UFMD.
- PRIOR TO THE SITE PRE-CONSTRUCTION MEETING AND SITE WALK WITH AN URBAN FORESTER FROM UFMD AND THE ARBORIST, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING.
- AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMD SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMD THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND FIELD VERIFIED BY THE UFMD.
- ROOT PRUNING:** ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATORY PLOW, TRENCHER, STUMP CUTTER OR ARBORIST APPROVED EQUAL SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEHYDRATION. IF SILT FENCE IS TO BE INSTALLED AT THE LIMITS, THE ROOT PRUNING TRENCH MAY BE USED FOR THE INSTALLATION OF SILT FENCE. WHEREVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.
- WOOD CHIPS OR MULCH:** WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED AROUND THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 20' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE AND SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND SHALL NOT BE PLACED AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS, (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.

CERTIFIED ARBORIST

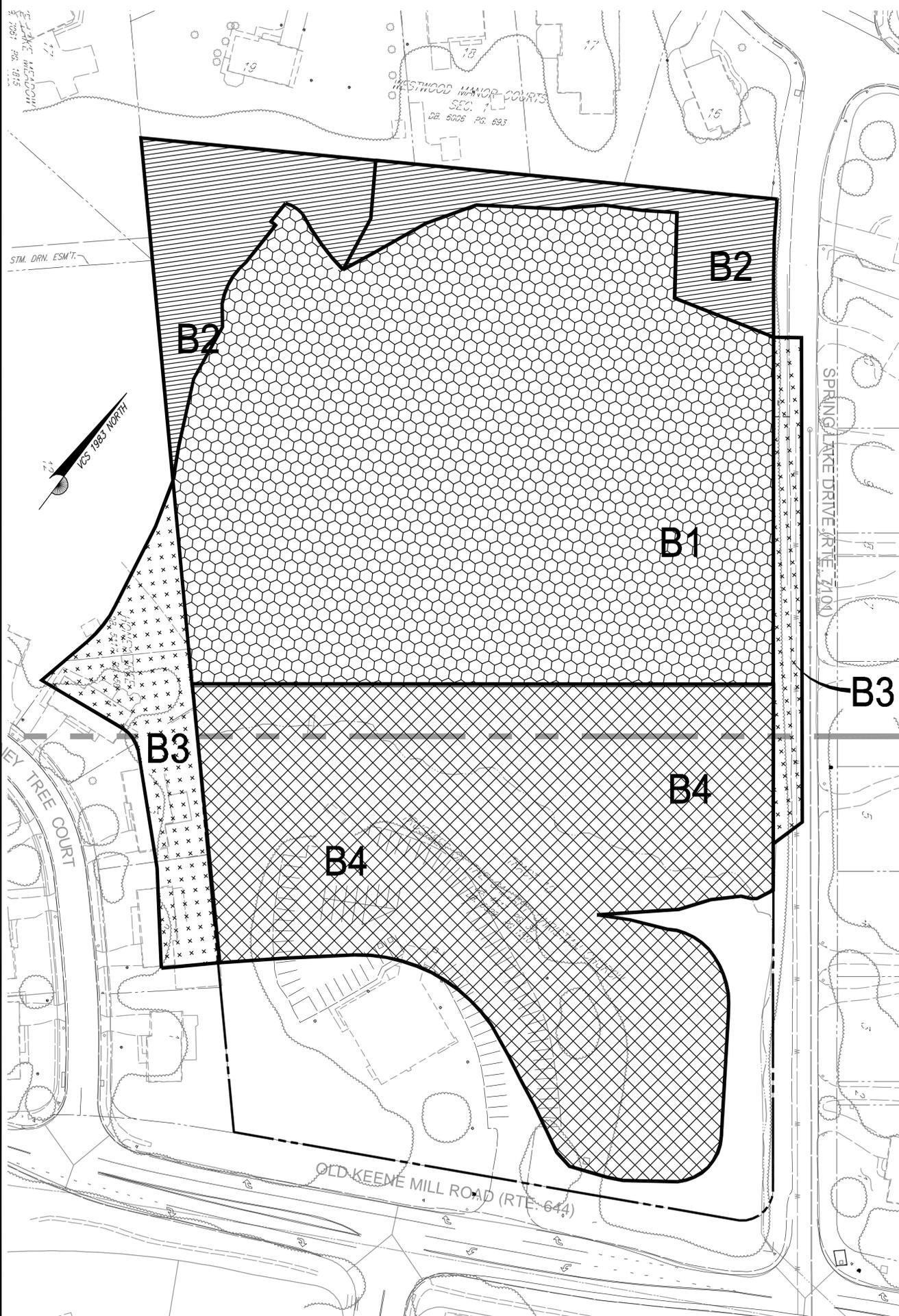


TREE PRESERVATION DETAILS
GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	MAY 22, 2013	AUGUST 2, 2013	AUGUST 22, 2013	SEPTEMBER 13, 2013	APPLICANT:
DESIGNED BY:	PLR				
DRAFTED BY:	CAD				
CHECKED BY:	PLR				
DATE:	JANUARY 2013				
SCALE:	HOR. N/A	VERT. N/A			
SHEET 10 OF 15					
CO. NO.					
CAD NAME:	G11562TPP-DET				
LAYOUT:	TPP-DET				
FILE NO.	11562.01-00				



BMP FACILITY DESIGN CALCULATIONS

Plan Name: **Enclave of Burke**
 Co. Plan #: **Rezoning Application**

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C"	AREA (AC.)
(1)	(2)	(3)
B1 Onsite to Extended Detention	0.55	4.34
B2 Onsite Untreated	0.41	0.94
B3 Offsite to Extended Detention 100% credit	0.52	0.76
B4 Offsite to Extended Detention (20% credit)	0.39	3.33

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 5.28 ACRES

(B) SUBAREA DESIGNATION	"C"	AREA (AC.)	PRODUCT
(1)	(2)	(3)	(4)
B1 Onsite to Extended Detention	0.55	X 4.34	= 2.39
B2 Onsite Untreated	0.41	X 0.94	= 0.39
(b) TOTAL			= 2.77

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.53

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
B1 Onsite to Extended Detention		40	X 0.82	X 1.05	= 34.44
B2 Onsite Untreated		0	X 0.18	X 0.78	= 0.00
B3 Offsite to Extended Detention 100% credit		40	X 0.14	X 0.99	= 5.70
B4 Offsite to Extended Detention (20% credit)		40	X 0.63	0.74	= 3.75
(a) TOTAL					= <u>43.89</u> %

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: (a) 40.0 %
 (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
 OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B) IF LINE 3 (a) 43.89 % > LINE 4(a) 40.0 %
 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

V. STORAGE

PART 7: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR EACH PROPOSED BMP FACILITY

(A) LIST AREAS TO BE CONTROLLED BY THE PROPOSED BMP.

SUBAREA DESIGNATION	"C"	AREA (AC.)	PRODUCT
(1)	(2)	(3)	(4)
B1 Onsite to Extended Detention	0.55	X 4.34	= 2.39
B3 Offsite to Extended Detention 100% credit	0.52	X 0.76	= 0.40
B4 Offsite to Extended Detention (20% credit)	0.39	X 3.33	= 1.30
(a) <u>8.43</u>			(b) <u>4.08</u>

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.48

TOTAL IMPERVIOUS AREA TO EXTENDED DETENTION DRY POND 1.94 AC
 TOTAL PROPOSED AREA TO EXTENDED DETENTION DRY POND 8.43 AC
 TOTAL % IMPERVIOUS TO EXTENDED DETENTION DRY POND 23.01 %

PART 8: DETERMINE THE STORAGE REQUIRED FOR EACH PROPOSED FACILITY

(A) EXTENDED DETENTION DRY POND
 CHART A6-40 VALUE (APPENDIX 4-3) FOR BMP STORAGE PER ACRE
 [(4375 x "C") - 875] OR [31.25 x % IMP.] = (a) 719 CF/AC

DESIGN 1 (48 HOUR DRAWDOWN)
 LINE 7(a) 8.43 X LINE 8(a) 719 = 6,062.5 CF

VI. OUTLET COMPUTATION

PART 9: DETERMINE THE REQUIRED ORIFICE SIZE FOR EACH EXTENDED DETENTION FACILITY

(A) BMP STORAGE REQUIREMENT (S) FROM PART 8. (a) 6,063 CF

(B) MAXIMUM HEAD (h) AT THE REQUIRED BMP STORAGE FROM THE ELEVATION STORAGE CURVE FOR THE FACILITY. (b) 1.3 FT.

(C) PEAK OUTFLOW RATE (Qp) AT THE MAXIMUM HEAD FOR DRAWDOWN TIME OF 48 HOURS [Qp = S / (0.5 x 3600 x 48)]
 0.0000116 x LINE 9(a) 6,063 = (c) 0.07 CFS

(D) REQUIRED ORIFICE AREA (A) [A = Qp / (0.6 x (64.4 x h)^0.5)]
 LINE 9(c) 0.07 / (0.60 x (64.4 x LINE 9(b)) 1.32 ^0.5] = (d) 0.01 SQ. FT.
 OR 1.8 SQ. IN.

(E) DIAMETER OF CIRCULAR ORIFICE
 2.0 x (LINE 9(d)) 0.01 / 3.1415927^0.5 = (e) 0.13 FT.
 OR 1.5 IN.

WATER QUALITY NARRATIVE

THE USE OF AN EXTENDED DETENTION DRY POND IS PROPOSED TO MEET WATER QUALITY REQUIREMENTS. THE EXTENDED DETENTION DRY POND WILL COLLECT 4.34 ACRES OF ONSITE AND 4.09 ACRES OF OFFSITE RUNOFF. THE EXTENDED DETENTION DRY POND WILL PROVIDE 40% PHOSPHORUS REMOVAL EFFICIENCY. ONLY 20% CREDIT HAS BEEN USED FOR ALL OFFSITE AREAS THAT ARE UNDEVELOPED DRAINING TO THE EXTENDED DETENTION DRY POND. UTILIZING THIS METHOD OF WATER QUALITY TREATMENT IT WILL RESULT IN A TOTAL PHOSPHORUS REMOVAL FOR THE ENTIRE SITE OF 43.89%. THERE IS AN EXISTING DRY POND THAT CURRENTLY SERVES PARCEL 10 BUT DOES NOT SERVE AS A BMP WATER QUALITY FACILITY. THE EXISTING DRY POND WILL BE DEMOLISHED AND REPLACED WITH THIS PROPOSED EXTENDED DETENTION DRY POND. SINCE THIS SITE IS LOCATED IN CHESAPEAKE BAY RESOURCE MANAGEMENT AREA (RMA), A REMOVAL EFFICIENCY OF 40% IS REQUIRED AND MET.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2 & 2L) Special Exceptions (8-011 2 & 2L)
 Cluster Subdivisions (8-015 1G & 1N) Commercial Reutilization Districts (8-022 2A (12) & (14))
 Development Plans PRC District (18-302 3 & 4L) PRC Plan (18-303 1E & 1O)
 FDP P Districts (except PRC) (18-302 1F & 1Q) Amendments (18-202 10F & 10G)

- 1. Plat is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet J2.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Dry Pond	4.34	4.09	8.43	8,380	48,574	10.0
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet J2-J4
 Pond inlet and outlet pipe systems are shown on Sheet J2.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet J2.
 Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, concrete, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C.
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11-15.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (940 acres) is provided on Sheet J2-J4.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet J2-J4.
- 10. Existing topography with maximum contour interval of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets A, J2.
- 11. A submission waiver is requested for: OFFSITE DETENTION
- 12. Stormwater management is not required because: N/A

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 (703)449-8100 (703)449-8108 (Fax)
 www.bccoon.com

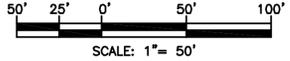


BMP COMPUTATIONS
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 MAY 22, 2013
 AUGUST 2, 2013
 AUGUST 22, 2013
 SEPTEMBER 13, 2013

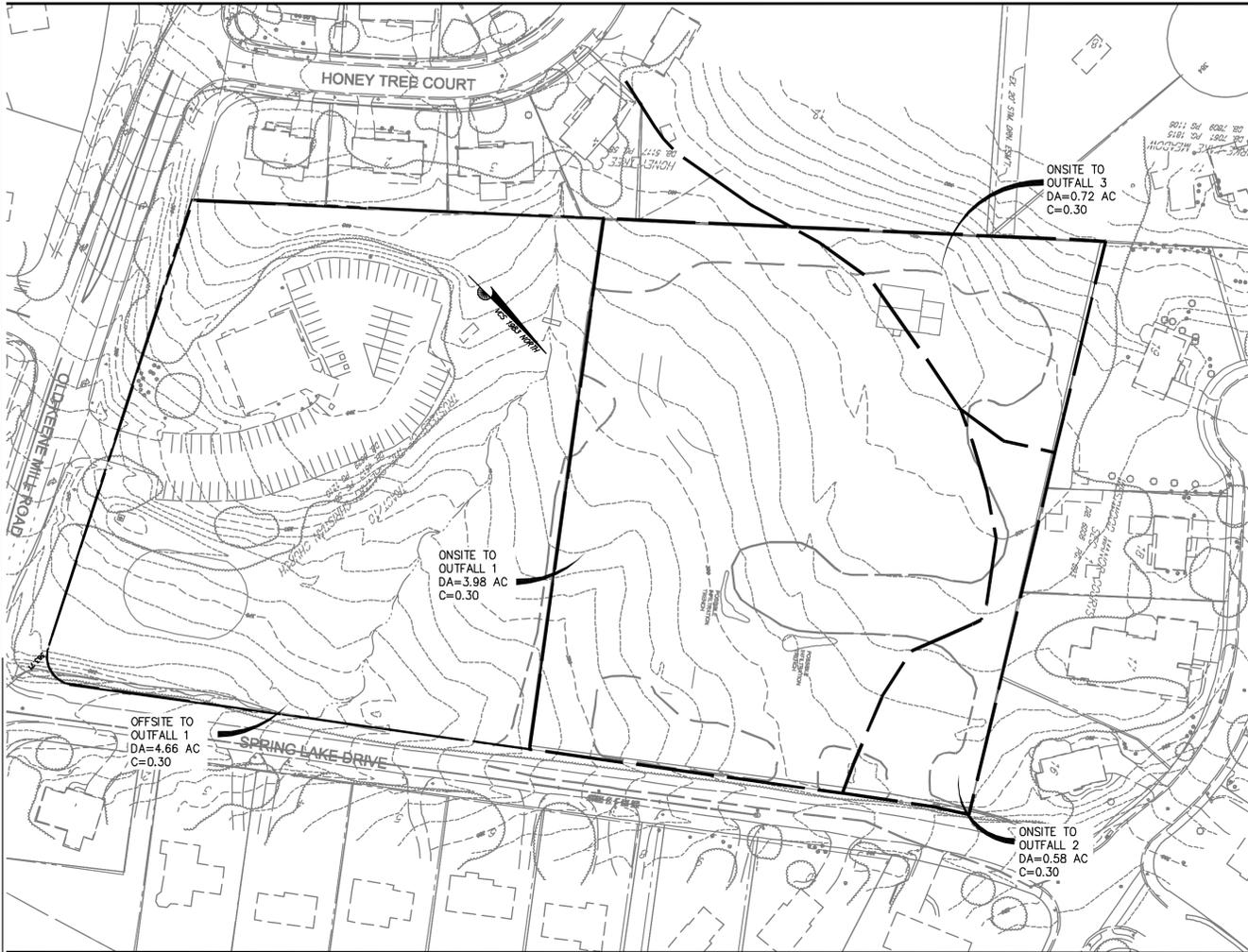
DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JANUARY 2013
 SCALE: HOR: 1"= 50'
 VERT: N/A

SHEET 11 OF 15
 CO. NO.
 CAD NAME: G11562BMP
 LAYOUT: BMP
 FILE NO. 11562.01-00



PRE-DEVELOPMENT DRAINAGE DIVIDES

1"=75'



POST-DEVELOPMENT DRAINAGE DIVIDES

1"=75'



BC Consultants

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May 22, 2013

Mr. Bijan Sistani, P.E., Branch Chief
Fairfax County DPWES
Environmental and Site Review Division
12055 Government Center Parkway
Suite #525
Fairfax, VA 22035

Re: Onsite Stormwater Detention Waiver
Enclave of Burke
County Map #: 088-1-(2) Parcel 8
BC Project #: 11562.02

Dear Ms. Smith:

On behalf of our client, MH-Spring Lake, LLC, C/O Madison Homes Inc., we hereby request a waiver of an on-site stormwater detention facility requirement for the referenced project as stated in Section §6-0302.2 of the Fairfax County Public Facilities Manual (PFM). A 13 detached single family subdivision is proposed with an extended dry pond on the adjacent parcel (10). Due to the proposed improvements, a facility is required to meet adequate outfall and water quality requirements, Section §6-0301.03 and §6-0401.2A.

A stormwater detention facility is proposed to be constructed on the adjacent parcel to meet stormwater management and water quality requirements for the proposed thirteen (13) lot subdivision. The adjacent property owned by the Trustees of the Calvary Christian Church has an existing stormwater detention facility on-site. The existing facility is too demolished and replaced with a single detention facility to meet stormwater management requirements for both Calvary Church and the proposed subdivision.

For this reason, we believe an on-site detention waiver is justified. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
THE BC CONSULTANTS, INC.

Curt R. Crouch, P.E.
Project Engineer

(V:\project_2011\11562\Engr\Documents\Waivers & Modifications\11562 Create SWM Waiver.doc)

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100, Fairfax, Virginia 22033
(703) 449-8100 Fax (703) 449-8108

OUTFALL ANALYSIS COMPUTATIONS

Project Name: **Enclave of Burke** Date: **5/22/2013**
Site Area (acres) = **5.28 Ac.** Rev.

Onsite Pre-Development: Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Pre-Develop. Peak Flow (cfs)			
Outfall #1							
Q 2-Year =	0.30	x	5.45	x	3.58	=	5.85
Q 10-Year =	0.30	x	7.27	x	3.58	=	7.81
Outfall #2							
Q 2-Year =	0.30	x	5.45	x	0.58	=	0.95
Q 10-Year =	0.30	x	7.27	x	0.58	=	1.26
Outfall #3							
Q 2-Year =	0.30	x	5.45	x	0.72	=	1.18
Q 10-Year =	0.30	x	7.27	x	0.72	=	1.57

Offsite Pre-Development: Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Pre-Develop. Peak Flow (cfs)			
Outfall #1							
Q 2-Year =	0.41	x	5.45	x	4.66	=	10.41
Q 10-Year =	0.41	x	7.27	x	4.66	=	13.89

Onsite Post-Development: Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Peak Flow (cfs)
Outfall #1 Detention Facility Release				
Q 2-Year =	Actual Release From SWM Facility			= 9.53
Q 10-Year =	Actual Release From SWM Facility			= 14.29

* Area and "C" factor for this Outfall is based on flow not detained by the Dry Pond.
(The 2- and 10 Year flows from the 8.60 Ac. area are detained by the Dry Pond.)

Outfall #2							
Q 2-Year =	0.41	x	5.45	x	0.42	=	0.94
Q 10-Year =	0.41	x	7.27	x	0.42	=	1.25

Outfall #3							
Q 2-Year =	0.41	x	5.45	x	0.52	=	1.16
Q 10-Year =	0.41	x	7.27	x	0.52	=	1.55

Overall Flow Calculation - Outfall Analysis

Pre-Develop. Post-Develop.

Outfall #	Pre-Develop. Peak Flow (cfs)	Post-Develop. Peak Flow (cfs)
Outfall #1		
Q 2-Year =	16.26	> 9.53
Q 10-Year =	21.70	> 14.29
Outfall #2		
Q 2-Year =	0.95	> 0.94
Q 10-Year =	1.26	> 1.25
Outfall #3		
Q 2-Year =	1.18	> 1.16
Q 10-Year =	1.57	> 1.55

STORMWATER DETENTION COMPUTATIONS

Old Keene Mill - Pond 1

Pre-Development: Flow Calculations, Tc = 5 min

Storm Frequency	Cf	C	I	A	Peak Flow
2-Year (Site Area)	1.00	0.300	5.45	5.28	8.63
10-Year (Site Area)	1.00	0.300	7.27	5.28	11.52

Post-Development: Controlled/Uncontrolled Areas Tc = 5 min

Description	Weighted "C2"	Weighted "C10"	Area (ac.)	C2*A	C10*A	Q-2	Q-10
To Dry Pond 1 - Onsite	0.55	0.55	4.34	2.39	2.39	13.03	17.38
To Dry Pond 1 - Offsite	0.41	0.41	4.09	1.68	1.68	9.16	12.21
Uncontrolled	0.41	0.41	0.80	0.33	0.33	1.80	2.40
Total to Pond 1			8.43	4.07	4.07		
Composite "C" to Pond				0.48	0.48		

Post-Development: Pond 1 Inflow Hydrograph Peaks

Storm Frequency	Cf	C	I	A	Peak Inflow
2-Year	1.00	0.48	5.45	8.43	22.05
10-Year	1.00	0.48	7.27	8.43	29.42

Post-Development: Maximum Allowable Outflow from Pond 1

Storm Frequency	Pre-Dev.	+	Offsite to Pond	-	Uncon. Lots	=	Allowable Release
2-Year	8.63	+	9.16	-	1.80	=	15.99
10-Year	11.52	+	12.21	-	2.40	=	21.33

Post-Development: Actual Flow from Site

Storm Frequency	Actual Release From Facility	+	Post-Uncon. Release	=	Actual Release for Site (cfs)	≤	Pre-Develop. Peak Flow (cfs)
2-Year	9.53	+	1.80	=	11.33	≤	17.79
10-Year	14.29	+	2.40	=	16.69	≤	23.73

STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS
THIS 5.28 ACRE SITE IS CURRENTLY A VACANT LOT THAT IS WOODS COVERED. THE PROPERTY IS CURRENTLY ZONED R-1. THE ADJACENT PARCELS TO THE NORTH, EAST AND WEST ARE SINGLE FAMILY HOMES AND A RELIGIOUS FACILITY LOCATED TO THE SOUTH. SPRING LAKE DRIVE BORDERS THE PROPERTY TO THE EAST. THE SITE HAS THREE (3) OUTFALLS WHICH ARE OVERLAND. THE FIRST OUTFALL, WHICH IS 3.98 ACRES, FLOWS TO THE EAST CORNER OF THE PROPERTY AND THEN BY A STORM SEWER SYSTEM ACROSS OLD KEENE MILL ROAD. THE SECOND OUTFALL, WHICH IS 0.58 ACRES FLOWS TO THE NORTH CORNER OF THE PROPERTY. THE THIRD OUTFALL, WHICH IS 0.72 ACRES FLOWS TO THE WEST CORNER OF THE PROPERTY. THE OFFSITE WATER MAINLY COMES FROM THE SUBDIVISION TO THE WEST AND FROM SPRING LAKE DRIVE.

POST-DEVELOPMENT CONDITIONS
THE PROPOSED CONDITIONS FOR THE SITE IS FOR 13 SINGLE FAMILY HOMES. AN EXTENDED DETENTION DRY POND WILL BE CONSTRUCTED OFFSITE AND WILL COLLECT WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. APPROXIMATELY 4.34 ACRES ONSITE AND 4.09 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE EXTENDED DETENTION FACILITY DETAINS THE 2-YEAR AND 10-YEAR STORM EVENT IN ORDER TO MEET THE PFM (SECTION 6-0203) ADEQUATE OUTFALL REQUIREMENTS. REFER TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS, AND VOLUME SHOWN ON THIS SHEET SHEET. THE SWM FACILITY THEN OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT EXTENDS ACROSS OLD KEENE MILL ROAD AND INTO THE EXISTING FLOODPLAIN. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT CONDITIONS AND ALL THREE (3) OUTFALLS ARE ADEQUATE. SEE THE TABLE ON THIS SHEET FOR A SUMMARY OF FLOWS DEMONSTRATING THE REDUCTION IN PEAK FLOW RATES FOR THE SITE.

AN ONSITE STORMWATER MANAGEMENT FACILITY WAIVER WILL BE SUBMITTED AS SHOWN ON THIS SHEET AND THE POND WILL BE MAINTAINED BY FAIRFAX COUNTY.

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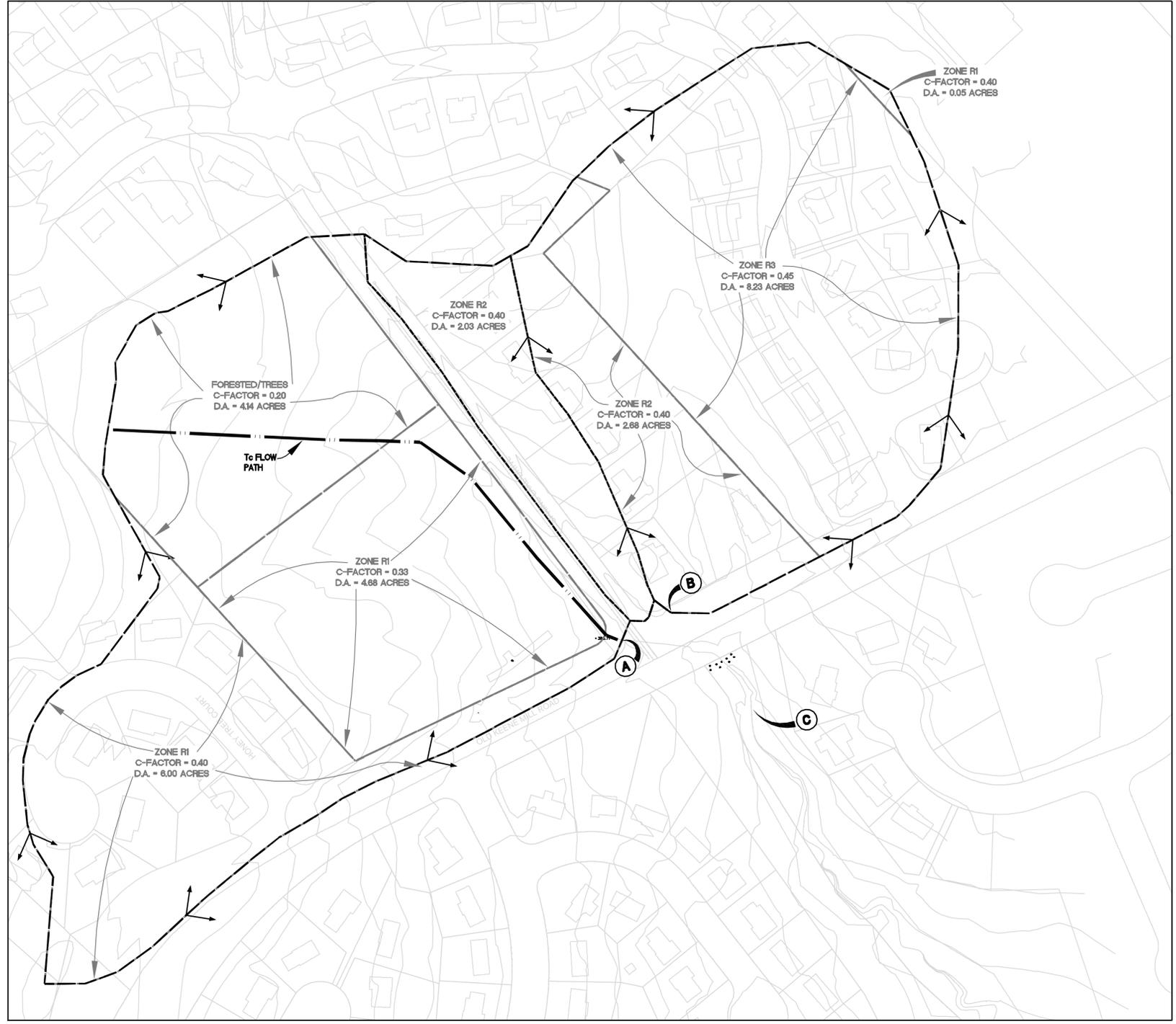


STORMWATER CALCULATIONS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
MAY 22, 2013
AUGUST 2, 2013
AUGUST 22, 2013
SEPTEMBER 13, 2013
APPLICANT:

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR: 1"=75'
VERT: AS SHOWN
SHEET 12 OF 15
CO. NO.
CAD NAME: OKLMBAS.DWG
LAYOUT
FILE NO. 11562.01-00

EXTENT OF REVIEW MAP



EXTENT OF REVIEW NARRATIVE

THERE IS ONE OUTFALL FOR WHICH IMPROVEMENTS ARE BEING PROPOSED AND TWO OUTFALLS FOR WHICH EXISTING SHEET FLOW IS REDUCED. THE FIRST OUTFALL IS TO THE SOUTHEAST WHERE RUNOFF IS COLLECTED WITHIN A PROPOSED EXTENDED DETENTION DRY POND LOCATED OFFSITE ON THE ADJACENT PROPERTY. THE SECOND OUTFALL IS TO THE NORTH, WHERE RUNOFF SHEET FLOWS TO THE WESTWOOD MANOR COURT SUBDIVISION. THE THIRD OUTFALL IS TO THE WEST, WHERE RUNOFF SHEET FLOWS TO THE BURKE LAKE MEADOW SUBDIVISION.

OUTFALL #1
THE PROPOSED IMPROVEMENTS FOR THIS OUTFALL END OFFSITE INTO THE ADJACENT PROPERTY LOCATED TO THE SOUTHEAST AND INCLUDE THE CONSTRUCTION OF AN EXTENDED DETENTION DRY POND. SINCE THE RUNOFF THAT IS BEING DISCHARGED FROM THIS OUTFALL IS CONCENTRATED, THE ADEQUACY OF THIS OUTFALL WILL NEED TO BE ADDRESSED.

THE PROPOSED POINT OF DISCHARGE FOR THIS OUTFALL IS AT POINT 'A', WHERE THE EXTENDED DETENTION DRY POND DISCHARGES. SINCE THE PROPOSED IMPROVEMENTS END AT THIS POINT, IT WILL ALSO BE THE POINT AT WHICH THE EXTENT OF REVIEW WILL COMMENCE. THE TOTAL DRAINAGE AREA AT THIS POINT IS 8.33 ACRES. THE POND FLOW AND ADDITIONAL OFFSITE FLOW ARE THEN BEING PICKED UP BY A CULVERT THAT CROSSES UNDER SPRING LAKE DRIVE WHERE IT REACHES THE POINT OF CONFLUENCE AT EXISTING STORM STRUCTURE #2, OR POINT 'B'. AT THIS POINT, THE CONTRIBUTING DRAINAGE AREA FROM THE FOUR OAKS ESTATE SUBDIVISION IS 10.96 ACRES. SINCE THE CONTRIBUTING DRAINAGE AREA IS 90% OR GREATER THAN THE TOTAL SITE AREA, PER PFM §6-0203.2A; THE EXTENT OF REVIEW WILL NEED TO CONTINUE TO A POINT THAT IS 150' DOWNSTREAM, OR POINT 'C'.

ONCE RUNOFF IS COLLECTED AT POINT 'B', IT CROSSES OLD KEENE MILL THROUGH A CULVERT AND IT DISCHARGES INTO A WELL DEFINED AND STABLE CHANNEL THAT IS PART OF A FLOOD PLAIN. SINCE POST-DEVELOPMENT RELEASE RATES FROM THE EXTENDED DETENTION POND WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS FOR THE SITE, IT IS THE OPINION OF THE ENGINEER THAT THIS OUTFALL IS ADEQUATE. FOR ADEQUATE OUTFALL CALCULATIONS IN THE EXISTING STORM SEWER SYSTEM, AS WELL AS, THE OPEN CHANNEL, REFER TO COMPUTATIONS ON SHEET 14.

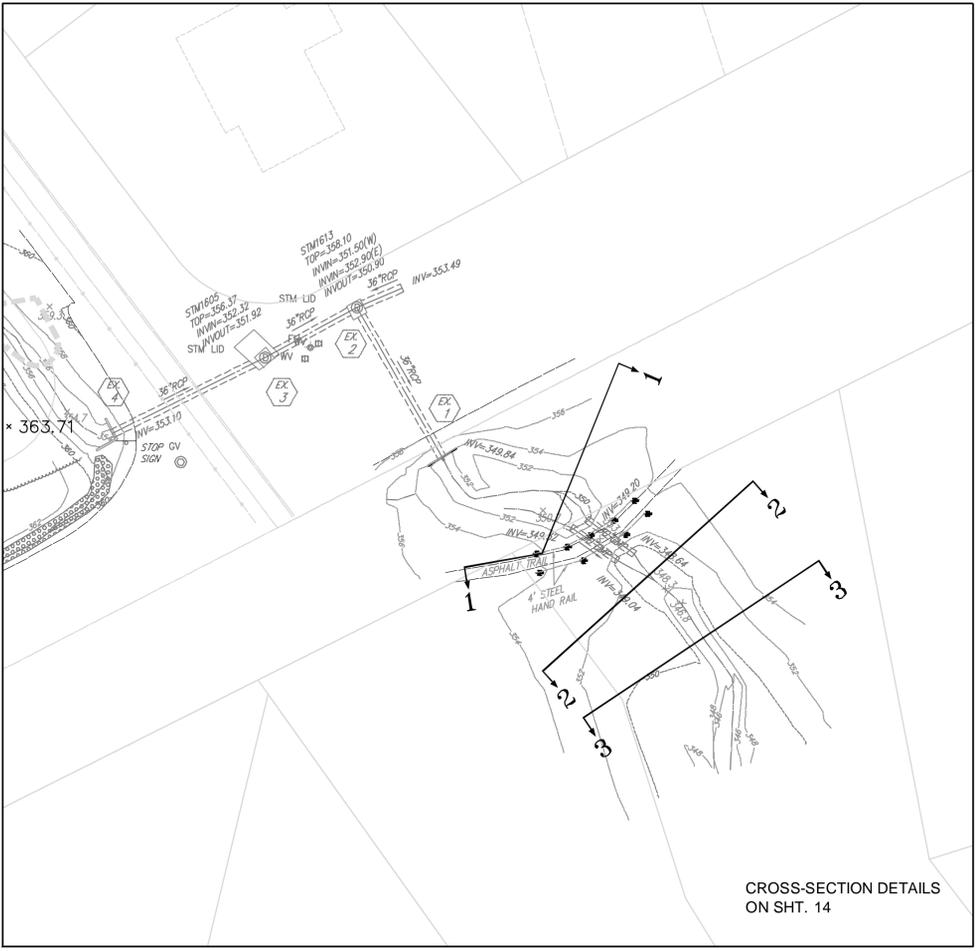
OUTFALL #2
RUNOFF FROM THIS OUTFALL SHEET FLOWS NORTH TO THE WESTWOOD MANOR COURT SUBDIVISION. SINCE POST-DEVELOPMENT FLOWS WILL BE REDUCED FROM PRE-DEVELOPMENT LEVELS AND THE FLOW IS NOT CONCENTRATED, PER PFM 6-0202.6, THE OUTFALL IS ADEQUATE.

OUTFALL #3
RUNOFF FROM THIS OUTFALL SHEET FLOWS WEST TO THE BURKE LAKE MEADOW SUBDIVISION. SINCE POST-DEVELOPMENT FLOWS WILL BE REDUCED FROM PRE-DEVELOPMENT LEVELS AND THE FLOW IS NOT CONCENTRATED, PER PFM 6-0202.6, THE OUTFALL IS ADEQUATE.

LEGEND

- (A)** THE POINT WHERE IMPROVEMENTS TO EXISTING STORM SEWER END AT EXISTING STRUCTURE 4 AND EXTENT OF REVIEW BEGINS (DRAINAGE AREA=8.33 AC.)
- (B)** POINT OF CONFLUENCE WHERE THE CONTRIBUTING DRAINAGE AREA (10.96 ACRES) IS GREATER THAN 90% OF THE DRAINAGE AREA AT POINT A, WHICH IS 8.33 ACRES. [PFM §6-0203.2A]
- (C)** 150' DOWNSTREAM FROM CONFLUENCE AT POINT B. THE EXTENT OF REVIEW ENDS HERE [PFM 6-0203.2A]

— — — — — FLOW PATH



CROSS-SECTION DETAILS ON SHT. 14

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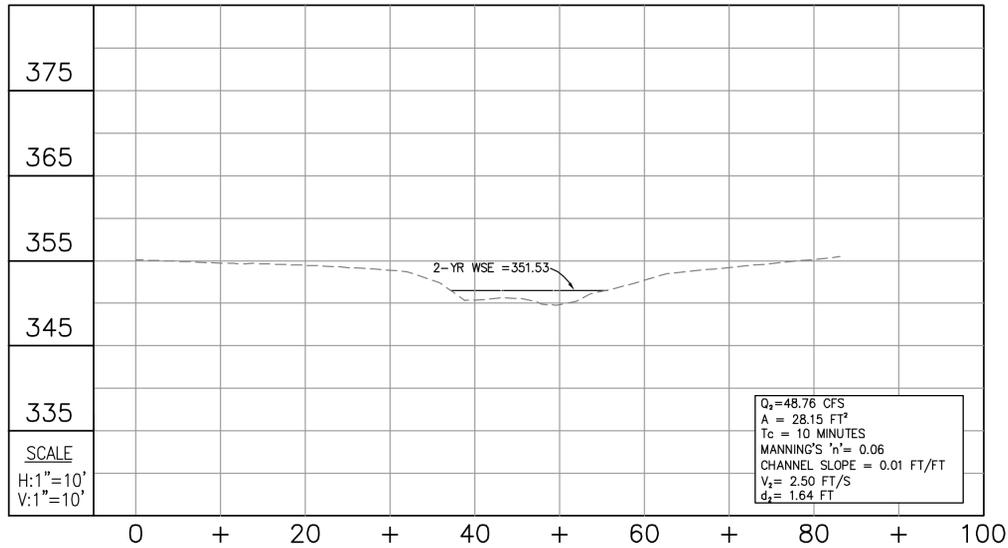


EXTENT OF REVIEW
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

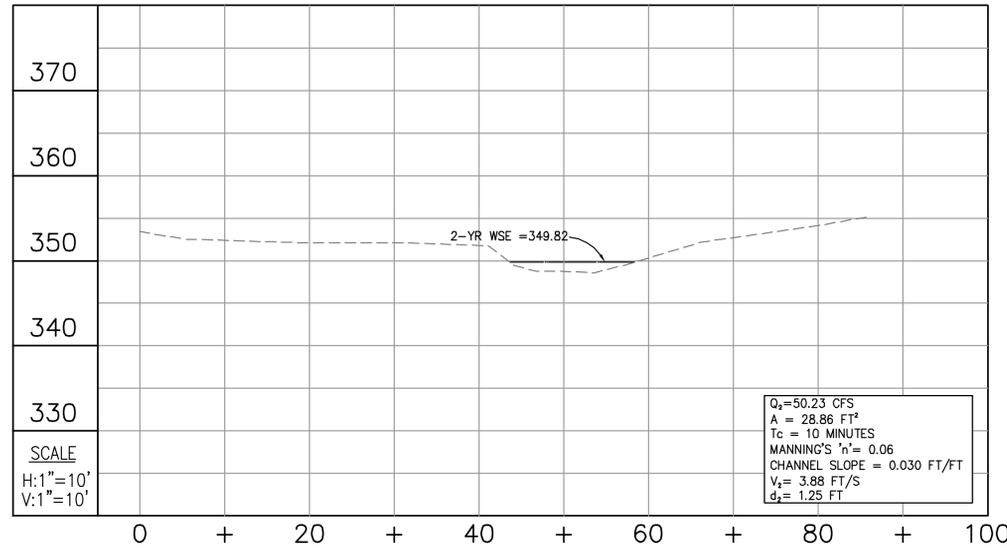
BC REVISIONS	DESIGNED BY: PLR
MAY 22, 2013	DRAFTED BY: CAD
AUGUST 2, 2013	CHECKED BY: PLR
AUGUST 22, 2013	DATE: JANUARY 2013
SEPTEMBER 13, 2013	SCALE: HOR. AS SHOWN
APPLICANT:	VERT. AS SHOWN
	SHEET 13 OF 15
	CO. NO.
	CAD NAME: 11562-OUT.DWG
	LAYOUT: EXTENT OF REVIEW
	FILE NO. 11562.01-00

XREFS: 0000BAS, 0000TOP, 0000XXX

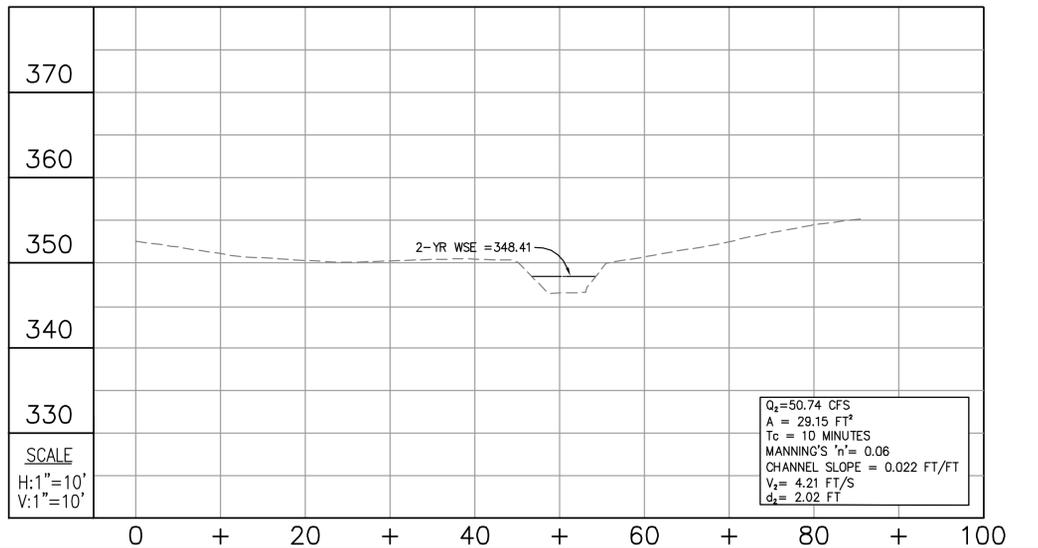
SECTION 1



SECTION 2



SECTION 3



STORM DRAIN DESIGN COMPUTATIONS

From Struct. #	To Struct. #	Structure Type	Drainage Area (acres)	Runoff C Factor	C * A			Time of Concentration			Flow		Design			Profile							
					Incr. C * A	Accum. C * A	tc To Pipe (min)	Time In Pipe (min)	Accum. Time (min)	Intensity "I" (in/hr)	Q Incr. (c.f.s.)	Q Accum. (c.f.s.)	Pipe Diameter (inches)	Slope (%)	Manning's "n" Factor	Maximum Q (c.f.s.)	Flow Full Velocity (f.p.s.)	Length (ft)	Fall (ft)	Upper Invert	Lower Invert	Top Elev	Upstream Cover
4	3	EV	14.82	0.32	4.74	4.74	10.0	-	10.0	5.92	28.06	28.06	36"	1.28%	0.013	75.46	10.68	61'	.78'	353.10	352.32	357.24	1.14'
3	2	Y-1	2.03	0.40	0.81	5.55	10.0	-	10.0	5.92	4.80	32.86	36"	1.14%	0.013	71.21	10.07	37'	.42'	351.92	351.50	356.37	1.45'
2	1	MH	10.96	0.44	4.82	10.37	10.0	-	10.0	5.92	28.53	61.39	36"	1.71%	0.013	87.22	12.34	62'	1.06'	350.90	349.84	358.10	4.2'

ADEQUATE OUTFALL OF EXISTING 36" PIPE SYSTEM
ACCUMULATED FLOW IS LESS THAN THE CAPACITY OF THE EXISTING 36" PIPE, THUS THE PIPES ARE ADEQUATE.

TABLE 5-22

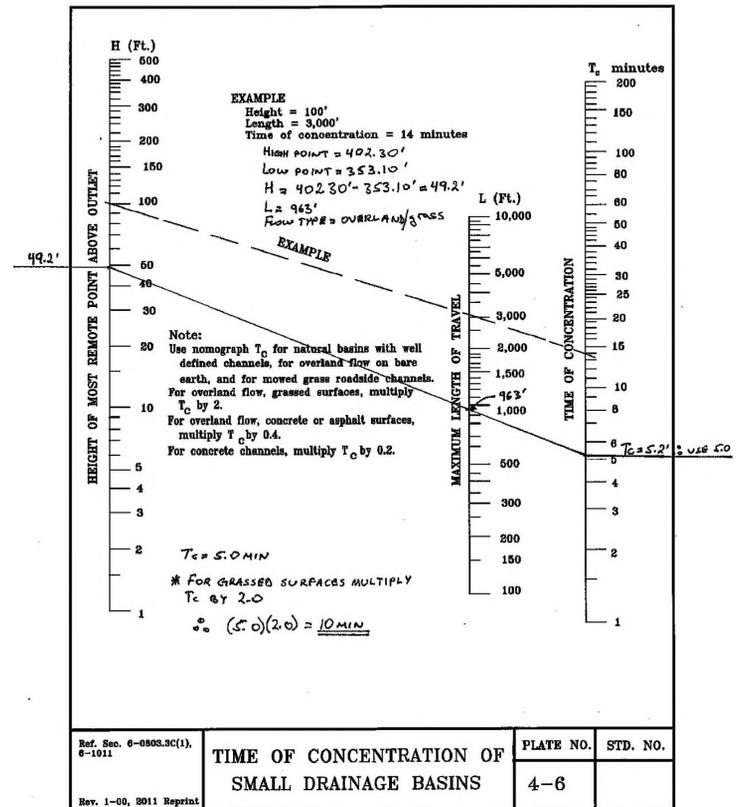
PERMISSIBLE VELOCITIES FOR UNLINED EARTHEN CHANNELS

Soil Types	Permissible Velocity (ft./sec.)
Fine Sand (noncolloidal)	2.5
Sandy Loam (noncolloidal)	2.5
Silt Loam (noncolloidal)	3.0
Ordinary Firm Loam	3.5
Fine Gravel	5.0
Stiff Clay (very colloidal)	5.0
Graded, Loam to Cobbles (noncolloidal)	5.0
Graded, Silt to Cobbles (noncolloidal)	5.5
Alluvial Silts (noncolloidal)	3.5
Alluvial Silts (colloidal)	5.0
Coarse Gravel (noncolloidal)	6.0
Cobbles and Shingles	5.5
Shales and Hard Pans	6.0

EXISTING CHANNEL CONDITIONS AT CROSS SECTION 3. EXISTING CHANNEL VELOCITY IS LESS THAN THE PERMISSIBLE VELOCITY, THEREFORE CHANNEL CROSS SECTION IS ADEQUATE.

EXISTING CHANNEL CONDITIONS AT CROSS SECTIONS 1-2. EXISTING CHANNEL VELOCITIES ARE LESS THAN THE PERMISSIBLE VELOCITIES, THEREFORE CHANNEL CROSS SECTIONS ARE ADEQUATE.

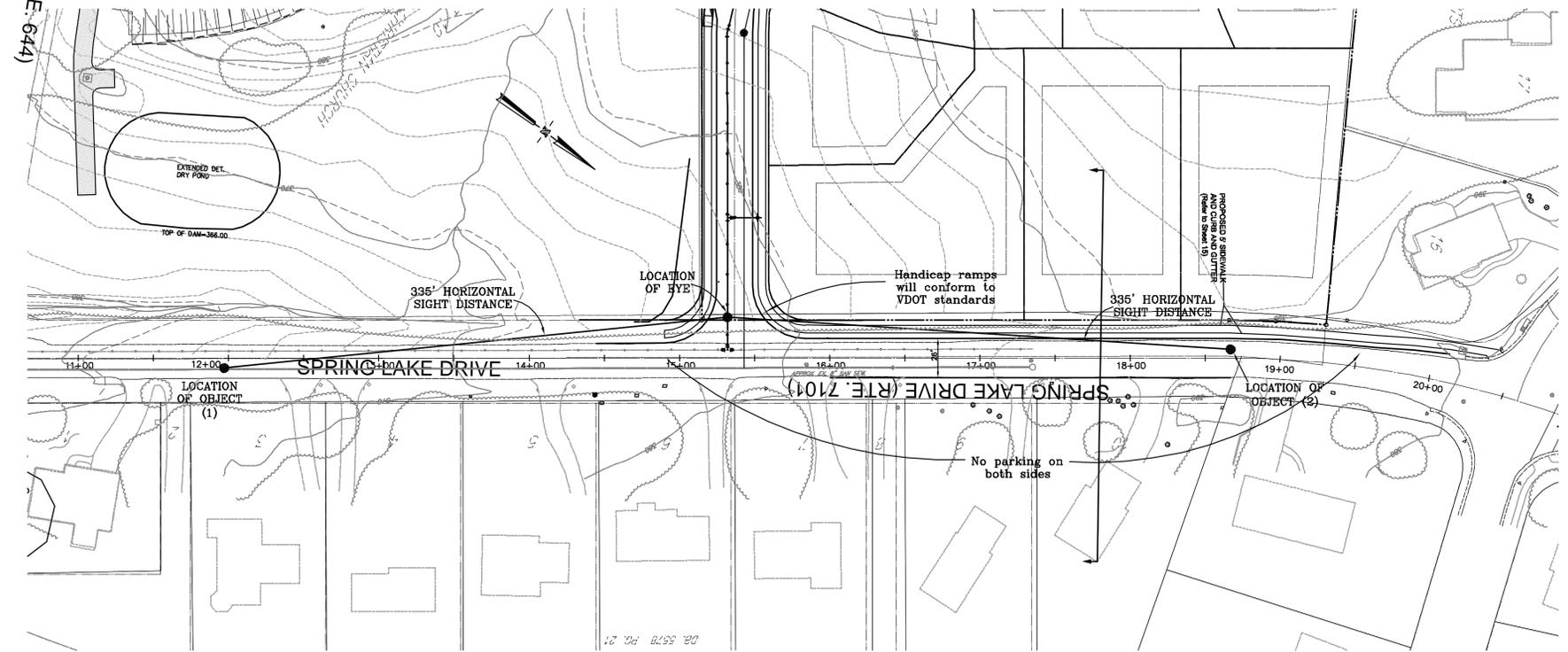
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



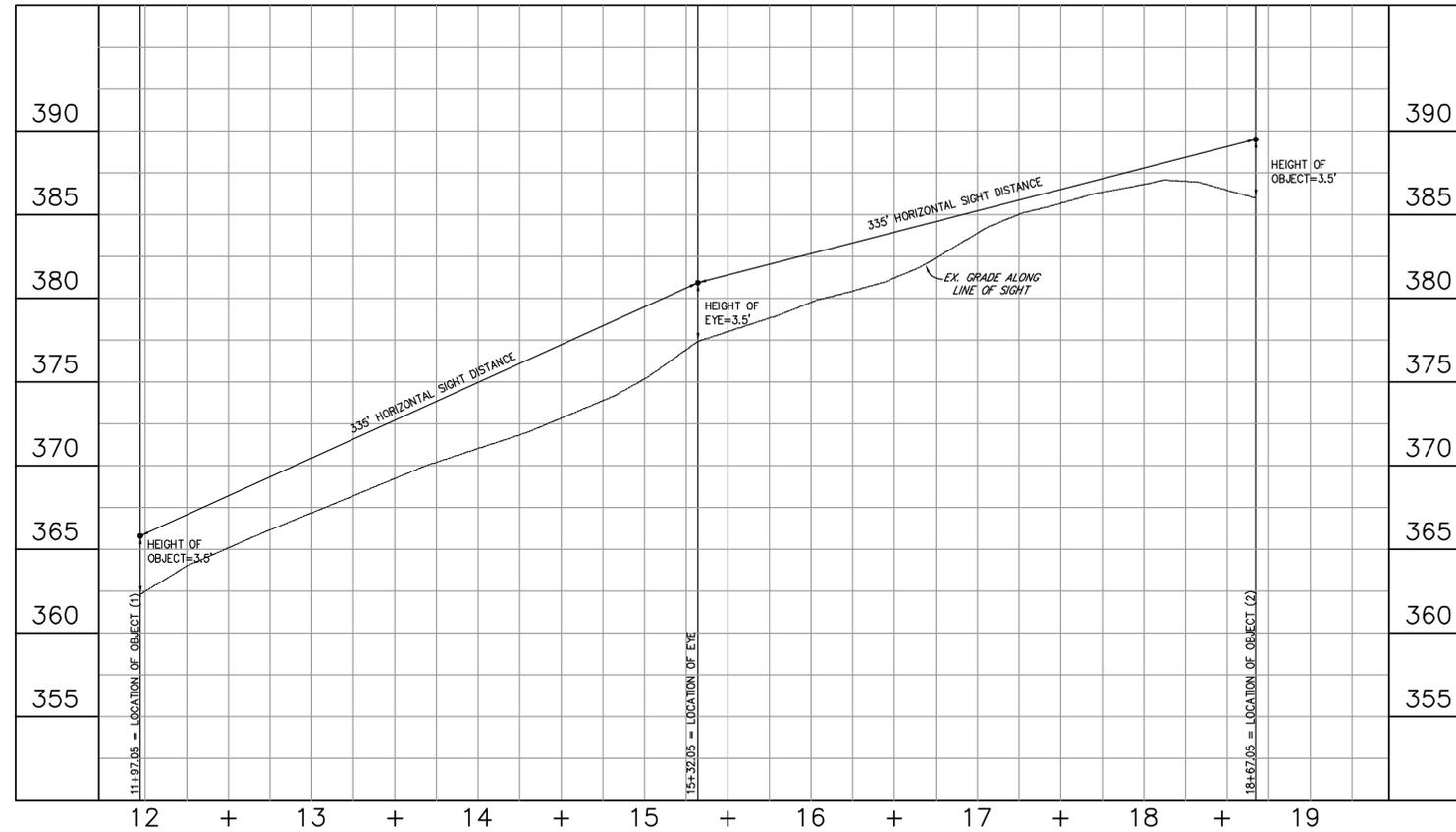
OUTFALL ANALYSIS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

Ref. Sec. 6-0503.5C(1), 6-1011	TIME OF CONCENTRATION OF SMALL DRAINAGE BASINS	PLATE NO. 4-6	STD. NO.
--------------------------------	--	---------------	----------

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SEPTEMBER 13, 2013	SCALE: HOR. AS SHOWN
APPLICANT:	VERT. AS SHOWN



EX. SPRING LAKE DRIVE - ROUTE 2458
 ROW=--- VPD=---
 DESIGN SPEED= 30 MPH POSTED SPEED= 25 MPH

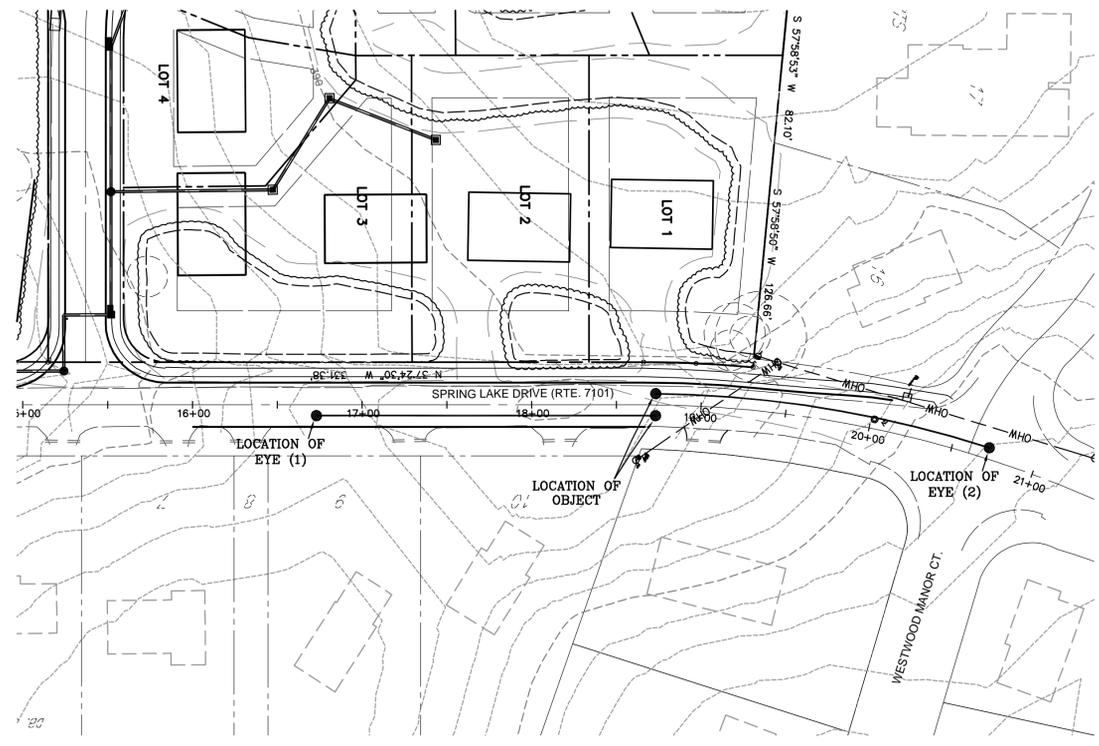


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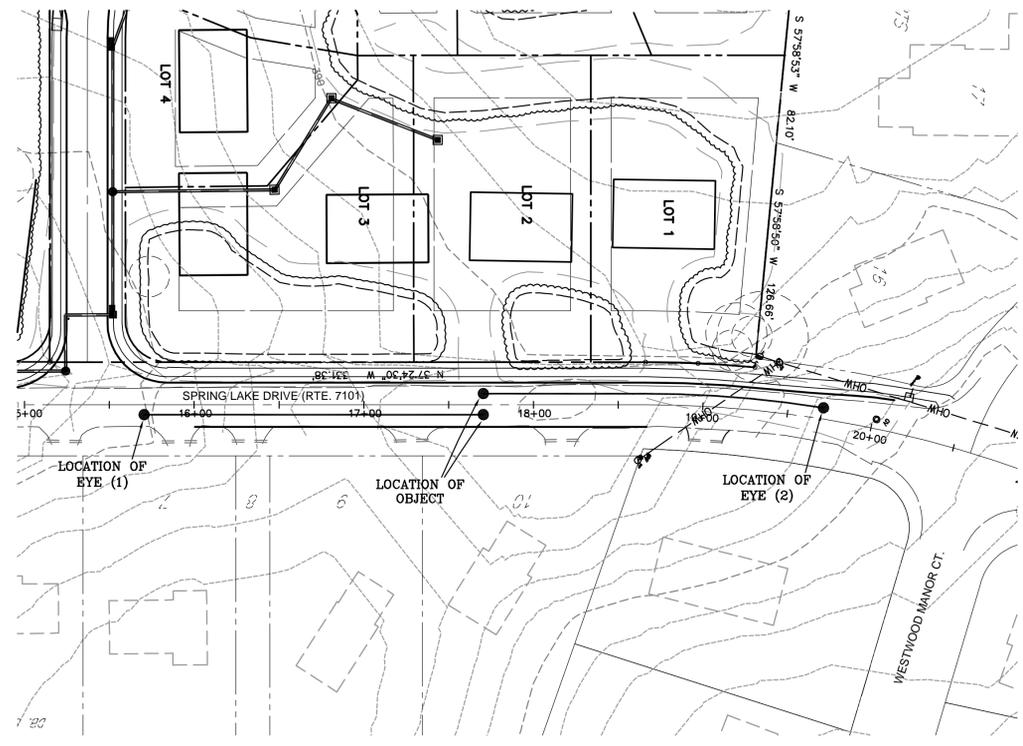
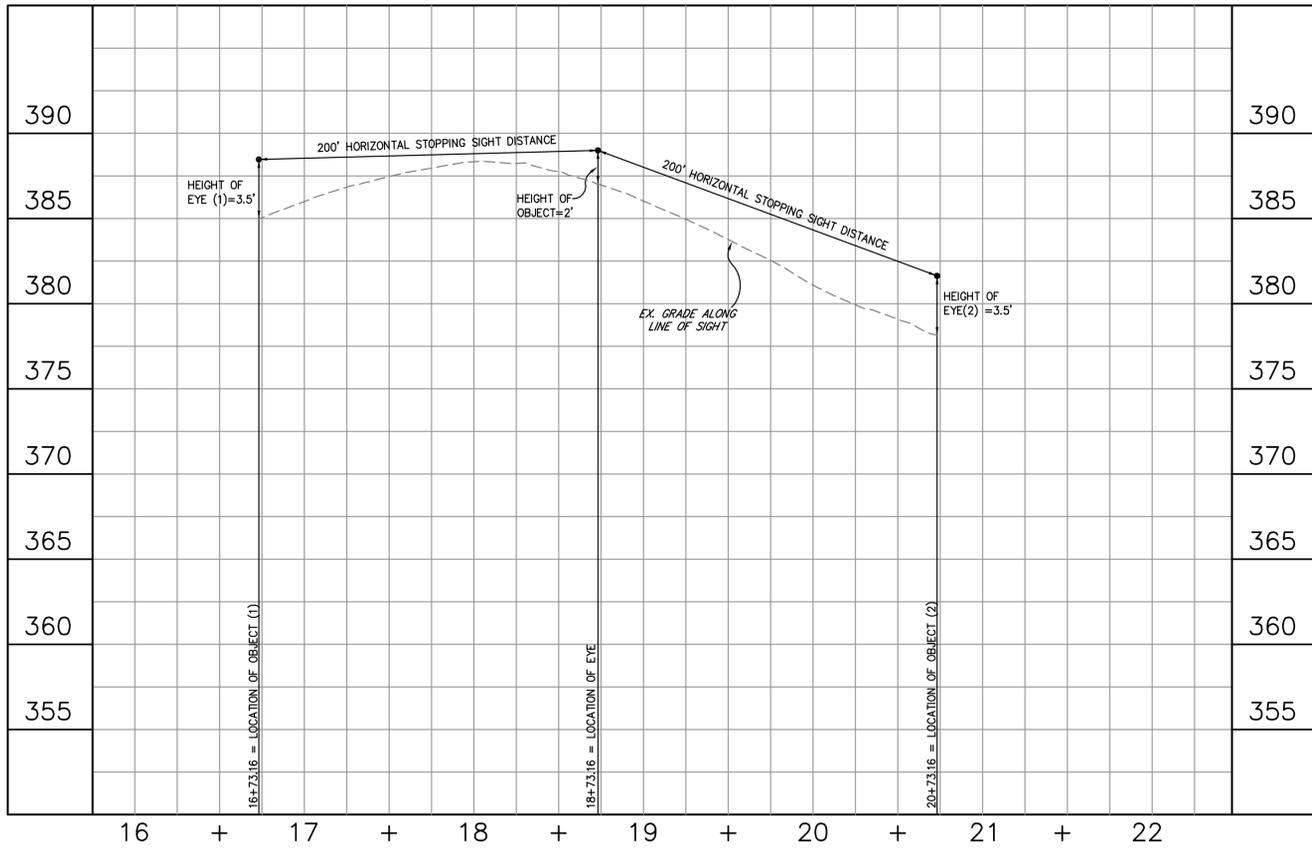


SIGHT DISTANCE
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

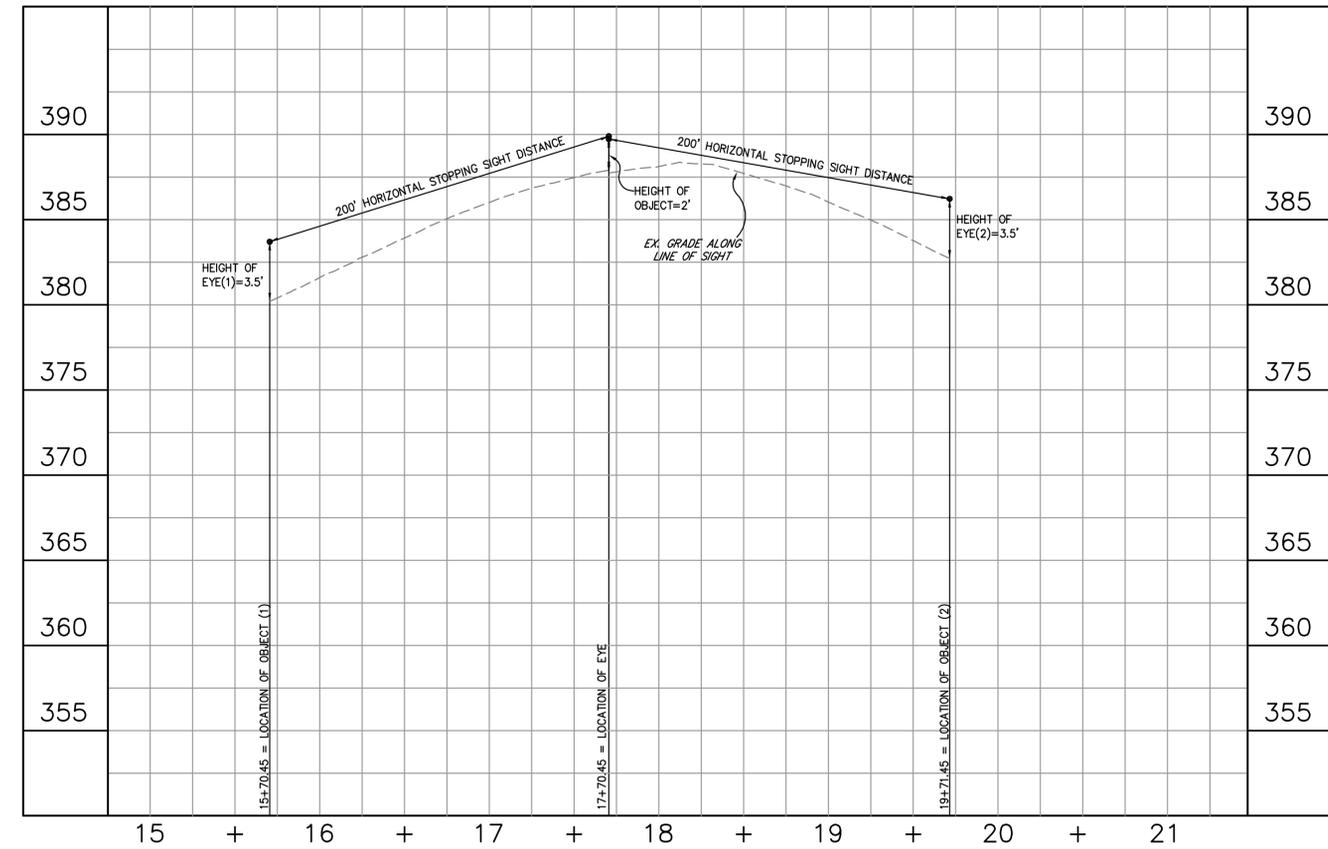
BC REVISIONS	DESIGNED BY: PLR
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AUGUST 2, 2013	CHECKED BY: PLR
AUGUST 22, 2013	DATE: JANUARY 2013
SEPTEMBER 13, 2013	SCALE: HOR: 1"=50'
APPLICANT:	VERT: N/A
SHEET 15 OF 15	
CO. NO.	
CAD NAME: 11562-RDBS	
LAYOUT: SIGHT DIST	
FILE NO. 11562.01-00	



EX. SPRING LAKE DRIVE (LOT 1 DRIVEWAY) - ROUTE 7101
 VPD=2,400
 DESIGN SPEED= 30 MPH POSTED SPEED= 25 MPH



EX. SPRING LAKE DRIVE (LOT 2 DRIVEWAY) - ROUTE 7101
 VPD=2,400
 DESIGN SPEED= 30 MPH POSTED SPEED= 25 MPH



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STOPPING SIGHT DISTANCE - LOT 1 AND LOT 2
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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MAY 22, 2013	DRAFTED BY: CAD
AUGUST 2, 2013	CHECKED BY: PLR
AUGUST 22, 2013	DATE: JANUARY 2013
SEPTEMBER 13, 2013	SCALE: HOR. 1"=50'
APPLICANT:	VERT. 1"=5'
SHEET 15A OF 15	
CO. NO.	
CAD NAME: 11562-STOPPING SD-ATP	
LAYOUT: Layout1	
FILE NO. 11562.01-00	

CALVARY CHRISTIAN CHURCH

SPECIAL PERMIT AMENDMENT

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

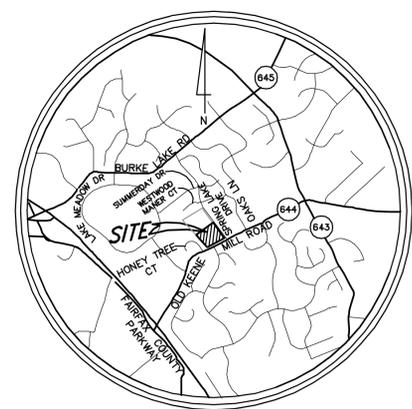
JANUARY, 2013

REVISED MAY 22, 2013

REVISED AUGUST 2, 2013

REVISED AUGUST 22, 2013

REVISED SEPTEMBER 13, 2013



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

OWNER/APPLICANT

TRUSTEES OF THE CALVARY
CHRISTIAN CHURCH
9800 Old Keene Mill Road
Burke, VA 22105

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
Fax 703.449.8108

ATTORNEY/AGENT

WALSH COLUCCI LUBELY EMRICH & WALSH, P.C.
Courthouse Plaza
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, VA 22201
Telephone: 703.528.4700

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	SPECIAL PERMIT PLAN
3	GENERAL NOTES
4	EXISTING CONDITION AND VEGETATION MAP
5	PHOTOS
6	BMP CALCULATIONS- INFORMATIONAL
7	STORMWATER CALCULATIONS-INFORMATIONAL
8	LANDSCAPE PLAN-INFORMATIONAL
9	TREE PRESERVATION PLAN- INFORMATIONAL
10	LANDSCAPE DETAILS
11	TREE INVENTORY AND CONDITION ANALYSIS- INFORMATIONAL





SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	9.675 Ac.± or 421,470 s.f.±
PROPOSED GROSS SITE AREA (G.S.A.) AFTER DELETION OF PARCEL 8:	4.3884 Ac.± or 191,158 s.f.±
OPEN SPACE PROVIDED:	40,000 S.F. (21%)
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-1
PROPOSED USE:	RELIGIOUS INSTITUTION
MAXIMUM F.A.R.:	.15
PROPOSED F.A.R.:	.021
MAXIMUM BUILDING HEIGHT ALLOWED:	60'
MAXIMUM BUILDING HEIGHT PROPOSED:	45'
PARKING REQUIRED	75 SPACES
SANCTUARY (300 SEATS)	75 SPACES (1 SP/ 4 SEATS)
PARKING PROVIDED	86 SPACES

GROSS FLOOR AREA (G.F.A.):

EXISTING STRUCTURES	BUILDING MATERIAL	SIZE ±	HEIGHT ±	YEAR BUILT
PARISH CHURCH	BRICK	4,130	45'	1978

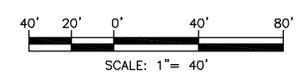
OPERATING HOURS:
 SUNDAY MORNING: 8:00 AM TO 12 NOON
 SUNDAY EVENING: 5:00 PM TO 8:00 PM
 WEDNESDAY EVENING: 6:30 PM TO 9:00 PM

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SPECIAL PERMIT AMENDMENT
 SPECIAL PERMIT PLAN
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 5-22-13	DRAFTED BY: CAD
REVISED 8-2-13	CHECKED BY: PLR
REVISED 8-22-13	DATE: JANUARY 2013
REVISED 9-13-13	SCALE: HOR. 1" = 40'
APPLICANT:	VERT. N/A
	SHEET 2 OF 11
	CO. NO.
	CAD NAME: G11562SUP
	LAYOUT: SUP
	FILE NO. 11562.01-00



GENERAL NOTES:

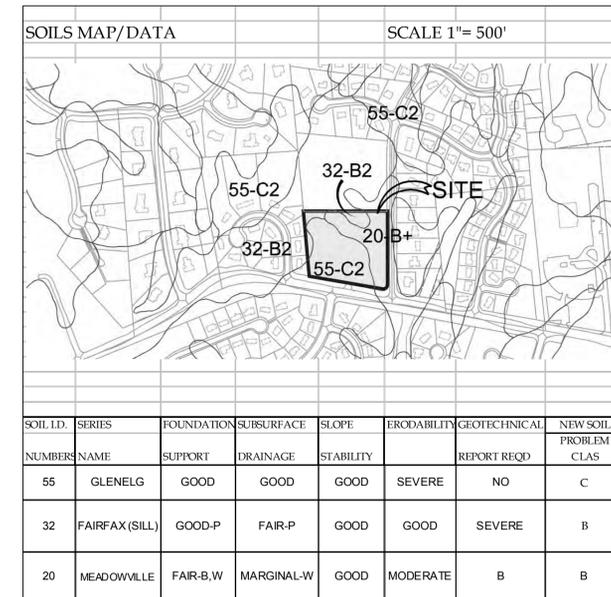
1. THE PROPERTIES DELINEATED ON THIS SPECIAL PERMIT AMENDMENT (SP) ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 88-1--((2)), PARCEL 8 AND 10, AND ARE ZONED R-1.
2. THE PURPOSE OF THIS SPECIAL PERMIT AMENDMENT APPLICATION IS TO:
 - 1: DELETE PARCEL 8 FROM THE APPROVED SPECIAL PERMIT, AND
 - 2: PERMIT CONSTRUCTION OF AN EXTENDED DETENTION STORMWATER MANAGEMENT POND TO SERVE PARCEL 10 AND PROPOSED RESIDENTIAL DEVELOPMENT ON PARCEL 8.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM THE DEED OD RECORD. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM BC CONSULTANTS, AIR FLOWN AND COMPILED AT 2' INTERVALS.
4. THE PROPERTY DELINEATED ON THIS PLAT IS IN THE SPRINGFIELD MAGISTERIAL DISTRICT, LOWER POTOMAC SANITARY SEWER SHED AND THE POHICK CREEK WATERSHED.
5. TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - 1) WE ARE REQUESTING A WAIVER OF THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN REQUIREMENT FOR AN ON-ROAD BIKE TRAIL ALONG THE NORTHERN SIDE OF OLD KEENE MILL ROAD.
 - 2) WE ARE REQUESTING A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.
6. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS AN ON-ROAD BIKE TRAIL REQUIREMENT ALONG THE NORTHERN SIDE OF OLD KEENE MILL ROAD.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
9. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
10. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE.
11. THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIAL ON SITE
12. DRIVE AISLES AND PARKING SPACES SHALL CONFORM TO THE STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.
14. THE DISTANCE FROM THE BUILDING TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE PLAN. ALL DIMENSIONS EXCEED THE MINIMUM DISTANCE REQUIRED BY THE ANGLE OF BULK PLANE.

ZONING ORDINANCE - ARTICLE 8-011 COMMENTS:
SUBMISSION REQUIREMENTS (FOR A SPECIAL PERMIT)

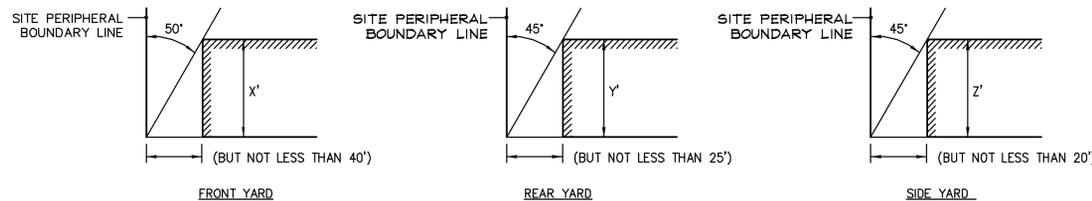
1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.
2. A. SHOWN ON PLAN. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY.
- B. THE TOTAL AREA OF THE PROPERTY DELINEATED ON THIS PLAN IS 9.6756 ac (421,470 sf.) BASED ON A FIELD RUN SURVEY. PROPERTY IS ZONED R-1
- C. SHOWN ON PLAN.
- D. DIMENSIONS OF THE EXISTING BUILDING ARE SHOWN ON THE PLAN. REFER TO SHEET 2 FOR HEIGHTS OF STRUCTURES.
- E. SHOWN ON PLAN. SEE BELOW FOR BULK PLANE REQUIREMENTS.
- F. SHOWN ON PLAN.
- G. SHOWN ON PLAN.
- H. SHOWN ON PLAN. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR PARKING REQUIREMENTS.
- I. THE SITE IS SERVED BY PUBLIC SEWER AND WATER.
- J. REFER TO SEPARATE GDP SUBMISSION FOR INFORMATION REGARDING STORM WATER MANAGEMENT.
- K. REFER TO SITE TABULATIONS ON SHEET 2.
- L. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM FAIRFAX COUNTY GIS DATA AND HAS BEEN INTERPOLATED INTO TWO FOOT INTERVALS.
- M. N/A
- N. THERE ARE NO FLOOD PLAINS (AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, U.S. GEOLOGICAL SURVEY OR FAIRFAX COUNTY), RESOURCE MANAGEMENT AREAS, RESOURCE PROTECTION AREAS, OR ENVIRONMENTAL QUALITY CORRIDORS.
- O. SHOWN ON PLAN.
- P. N/A, SEE NOTE 20
- Q. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS AN ON-ROAD BIKE TRAIL REQUIREMENT ALONG THE NORTHERN SIDE OF OLD KEENE MILL ROAD. (SEE GENERAL NOTE 6)
- R. THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIAL ON SITE.
- S. SHOWN ON PLAN.
3. SUBMITTED WITH THIS PLAN.
4. PROVIDED ON SHEET 5
5. SUBMITTED WITH THIS PLAN.
6. PROVIDED SEPARATELY IN THE LETTER OF JUSTIFICATION
7. SEE NOTE BELOW
8. N/A
9. SUBMITTED WITH THIS PLAN.

OWNER'S/APPLICANT'S INFORMATION:

OWNER: TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
 ADDRESS: 9800 OLD KEENE MILL ROAD
 BURKE, VA 22105
 DB. 4517 PG. 38



EXISTING SIGN
NOT TO SCALE



ANGLE OF BULK PLANE
NOT TO SCALE

NOTE:
 X = BLDG. HEIGHT; MAX. X=60'
 Y = BLDG. HEIGHT; MAX. Y=60'
 Z = BLDG. HEIGHT; MAX. Z=60'

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SPECIAL PERMIT AMENDMENT
 GENERAL NOTES
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 5-22-13	DRAFTED BY: CAD
REVISED 8-2-13	CHECKED BY: PLR
REVISED 8-22-13	DATE: JANUARY 2013
REVISED 9-13-13	SCALE: HOR. 1" = 40'
APPLICANT:	VERT. N/A
	SHEET 3 OF 11
	CO. NO.
	CAD NAME: G11562NOT
	LAYOUT: NOT
	FILE NO. 11562.01-00



EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	N/A	UPLAND FOREST	N/A	8.27	UPLAND HARDWOODS: OAK, HICKORY AND YELLOW-POPLAR UPLAND SOFTWOODS: VIRGINIA PINE.
3	NONE DOMINATE	EARLY SUCCESSIONAL FOREST COMMUNITY	N/A	0.03	AREAS OF OF VERY SUCCESSIONAL TREE CANOPY DOMINATED BY JUVENILE PIONEER SPECIES SUCH AS VIRGINIA PINE, RED CEDAR, TULIP POPLAR, BLACK LOCUST, BOX ELDER, SWEETGUM, BLACK WILLOW, AILANTHUS, ETC. THESE AREAS MAY CONTAIN SIGNIFICANT LEVELS OF TURFGRASS AND OTHER HERBACEOUS PLANT MATERIALS.
5	N/A	DEVELOPED LAND	N/A	0.83	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING, SIDEWALKS AND ROADWAYS.
6	N/A	MAINTAINED GRASSLAND	N/A	0.44	GRASSED AND LANDSCAPE AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION
9	N/A	LANDSCAPE TREE CANOPY	N/A	0.10	TREE CANOPY ESTABLISHED THROUGH TREE PLANTING OF NURSERY STOCK TREES THAT IS NOT PART OF A NATURAL FOREST COMMUNITY
Total:					9.67 Ac.±

EXISTING BUILDING INVENTORY

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDING	SINGLE STORY + BASEMENT BRICK FRAME STRUCTURE	45'±	1978	REMAIN

EXISTING VEGETATION MAP LEGEND

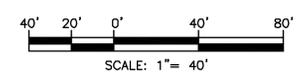
- COVER TYPE 2 (UPLAND FOREST)
- COVER TYPE 3 (EARLY SUCCESSIONAL FOREST COMMUNITY)
- COVER TYPE 5 (DEVELOPED AREA)
- COVER TYPE 6 (MAINTAINED AND SEMI-MAINTAINED GRASSLAND)
- COVER TYPE 9 (LANDSCAPE TREE CANOPY)

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SPECIAL PERMIT AMENDMENT
 EXISTING CONDITION AND VEGETATION MAP
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 5-22-13
REVISED 8-2-13
REVISED 8-22-13
REVISED 9-13-13
APPLICANT:
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR. 1" = 40'
VERT. N/A
SHEET 4 OF 11
CO. NO.
CAD NAME: S11562EVM
LAYOUT: EVM
FILE NO. 11562.01-00





1 NTS



2 NTS



3 NTS



7 NTS



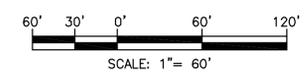
6 NTS



4 NTS



5 NTS



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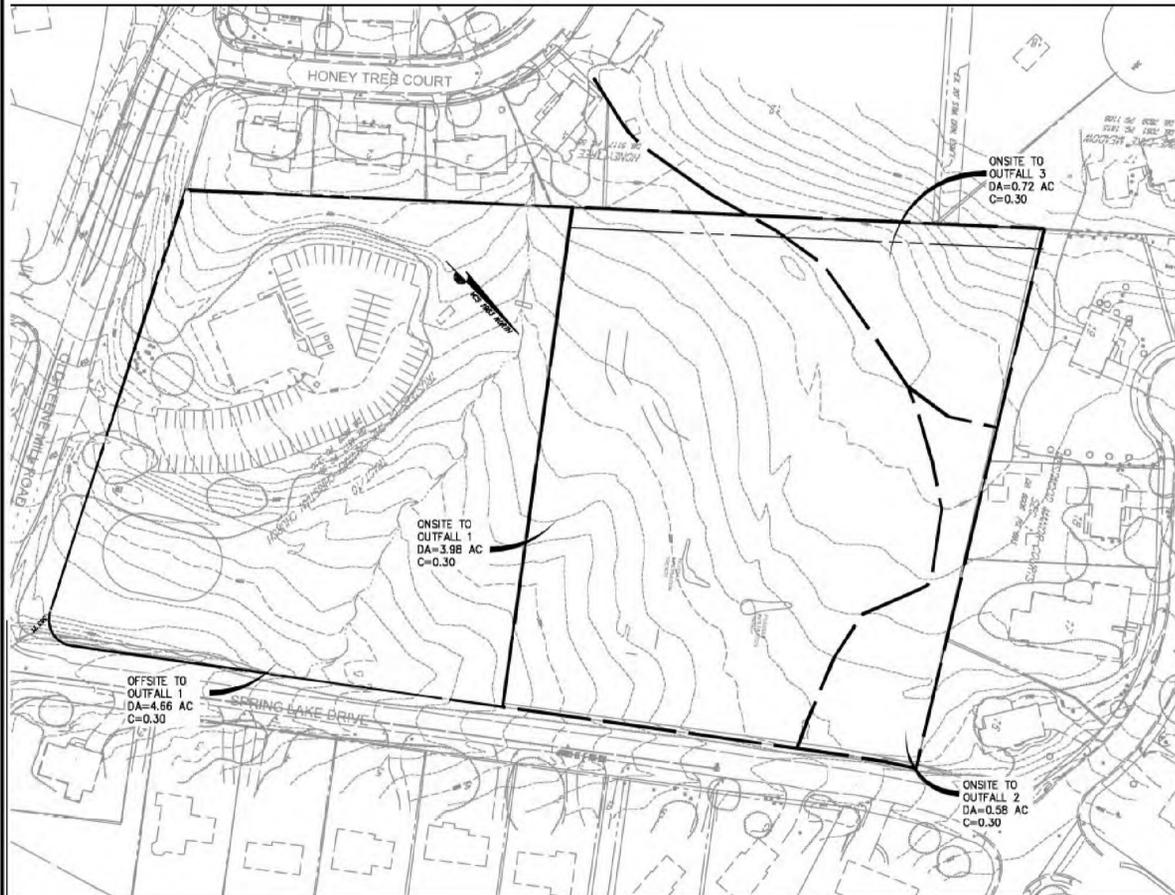


SPECIAL PERMIT AMENDMENT
 PHOTOS
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
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REVISED 9-13-13	SCALE: HOR. AS SHOWN
APPLICANT:	VERT. N/A
SHEET 5 OF 11	
CO. NO.	
CAD NAME: S11562PHOTO	
LAYOUT: PHOTOS	
FILE NO. 11562.01-00	

PRE-DEVELOPMENT DRAINAGE DIVIDES

1"=75'



POST-DEVELOPMENT DRAINAGE DIVIDES

1"=75'



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**STORMWATER CALCULATIONS
 GENERALIZED DEVELOPMENT PLAN**

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

**SPECIAL PERMIT AMENDMENT
 STORMWATER CALCULATIONS-INFORMATIONAL**

CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 May 22, 2013
 Mr. Hjian Sistani, P.E., Branch Chief
 Fairfax County DPWES
 Environmental and Site Review Division
 12055 Government Center Parkway
 Suite #525
 Fairfax, VA 22035

Dear Ms. Sistani:
 On behalf of our client, MHI-Spring Lakes, LLC, C/O Madison Homes Inc., we hereby request a waiver of an on-site stormwater detention facility requirement for the referenced project as stated in Section 66-0302.2 of the Fairfax County Public Facilities Manual (PFM). A 73 detached single family subdivision is proposed with an extended dry pond on the adjacent parcel (10). Due to the proposed improvements, a facility is required to meet adequate outfall and water quality requirements, Section 66-0301.03 and 66-0401.2A.

A stormwater detention facility is proposed to be constructed on the adjacent parcel to meet stormwater management and water quality requirements for the proposed thirteen (13) lot subdivision. The adjacent property owned by the Trustees of the Calvary Christian Church has an existing stormwater detention facility on-site. The existing facility is to be demolished and replaced with a single detention facility to meet stormwater management requirements for both Calvary Church and the proposed subdivision.

For this reason, we believe an on-site detention waiver is justified. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
THE BC CONSULTANTS, INC.
 Curt R. Crouse, P.E.
 Project Engineer

(V:\project_2011\11562\Plan\Cadfiles\SUP\11562PHOTO.dwg, STORMWATER CALCS, 9/13/2013 10:52:12 AM, 1:1)

The BC Consultants, Inc.
 12600 Fair Lakes Circle, Suite 100, Fairfax, Virginia 22033
 (703) 449-8100 Fax (703) 449-8108

OUTFALL ANALYSIS COMPUTATIONS
 (Total Site)

Project Name: **Enclave of Burke** Date: **9/22/2013**
 Site Area (acres): **5.28 Ac.** Rev.:

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Pre-Develop. Peak Flow (cfs)
Q 2-Year	0.30	5.45	3.58	9.95
Q 10-Year	0.30	7.27	3.58	7.81

Onsite Pre-Development: Flow Calculations

Outfall #	Q 2-Year	Q 10-Year
Outfall #1	0.30 x 5.45 x 3.58 = 6.95	0.30 x 7.27 x 3.58 = 7.81
Outfall #2	0.30 x 5.45 x 0.58 = 0.95	0.30 x 7.27 x 0.58 = 1.26
Outfall #3	0.30 x 5.45 x 0.72 = 1.18	0.30 x 7.27 x 0.72 = 1.57

Offsite Pre-Development: Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Pre-Develop. Peak Flow (cfs)
Q 2-Year	0.41	5.45	4.66	10.41
Q 10-Year	0.41	7.27	4.66	13.89

Onsite Post-Development: Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Peak Flow (cfs)
Q 2-Year	0.41	5.45	0.42	0.94
Q 10-Year	0.41	7.27	0.42	1.25

* Area and "C" factor for this Outfall is based on flow (cfs) detained by the Dry Pond.
 (The 2- and 10 Year flows from the 8.60 Ac. area are detained by the Dry Pond.)

Outfall #	Q 2-Year	Q 10-Year
Outfall #1	0.41 x 5.45 x 4.66 = 10.41	0.41 x 7.27 x 4.66 = 13.89
Outfall #2	0.41 x 5.45 x 0.42 = 0.94	0.41 x 7.27 x 0.42 = 1.25
Outfall #3	0.41 x 5.45 x 0.52 = 1.16	0.41 x 7.27 x 0.52 = 1.55

Overall Flow Calculation - Outfall Analysis

Outfall #	Pre-Develop. Peak Flow (cfs)	Post-Develop. Peak Flow (cfs)
Outfall #1	16.36	9.53
Q 2-Year	21.70	14.29
Q 10-Year	0.95	0.94
Outfall #2	1.26	1.25
Q 2-Year	1.18	1.16
Q 10-Year	1.57	1.55

STORMWATER DETENTION COMPUTATIONS
 Old Keene Mill - Pond 1

Pre-Development: Flow Calculations, T₀ = 5 min

Storm Frequency	C _f	C	I	A	Peak Flow
2-Year (Site Area)	1.00	0.300	5.45	5.38	8.63
10-Year (Site Area)	1.00	0.300	7.27	5.28	11.52

Post-Development: Controlled/Uncontrolled Areas T₀ = 5 min

Description	Weighted "C _f "	Weighted "C ₁₀ "	Area (ac.)	C _f A	C ₁₀ A	Q-2	Q-10
To Dry Pond 1 - Onsite	0.55	0.55	4.34	2.39	2.39	13.03	17.38
To Dry Pond 1 - Offsite	0.41	0.41	4.00	1.68	1.68	0.16	12.21
Uncontrolled	0.41	0.41	0.80	0.33	0.33	1.80	2.40
Total to Pond 1			8.43	4.07	4.07		
Composite "C" to Pond				0.48	0.48		

Post-Development: Pond 1 Inflow Hydrograph Peaks

Storm Frequency	C _f	C	I	A	Peak Inflow
2-Year	1.00	0.48	5.45	8.43	22.05
10-Year	1.00	0.48	7.27	8.43	29.42

Post-Development: Maximum Allowable Outflow from Pond 1

Storm Frequency	Pre-Dev.	+	Offsite to Pond	-	Uncon. Lots	=	Allowable Release
2-Year	8.63	+	9.16	-	1.80	=	15.99
10-Year	11.52	+	12.21	-	2.40	=	21.33

Post-Development: Actual Flow from Site

Storm Frequency	Actual Release From Facility	+	Post-Uncon. Release	=	Actual Release for Site (cfs)	≤	Pre-Develop. Peak Flow (cfs)
2-Year	9.53	+	1.80	=	11.33	≤	17.79
10-Year	14.29	+	2.40	=	16.69	≤	23.73

STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS
 THIS 5.28 ACRE SITE IS CURRENTLY A VACANT LOT THAT IS WOODS COVERED. THE PROPERTY IS CURRENTLY ZONED R-1. THE ADJACENT PARCELS TO THE NORTH, EAST AND WEST ARE SINGLE FAMILY HOMES AND A RELIGIOUS FACILITY. LOCATED TO THE SOUTH, SPRING LAKE DRIVE BORDERS THE PROPERTY TO THE EAST. THE SITE HAS THREE (3) OUTFALLS WHICH ARE OVERLAND. THE FIRST OUTFALL, WHICH IS 3.58 ACRES, FLOWS TO THE EAST CORNER OF THE PROPERTY AND THEN BY A STORM SEWER SYSTEM ACROSS OLD KEENE MILL ROAD. THE SECOND OUTFALL, WHICH IS 0.58 ACRES FLOWS TO THE NORTH CORNER OF THE PROPERTY. THE THIRD OUTFALL, WHICH IS 0.72 ACRES FLOWS TO THE WEST CORNER OF THE PROPERTY. THE OFFSITE WATER MAINLY COMES FROM THE SUBDIVISION TO THE WEST AND FROM SPRING LAKE DRIVE.

POST-DEVELOPMENT CONDITIONS
 THE PROPOSED CONDITIONS FOR THE SITE IS FOR 13 SINGLE FAMILY HOMES. AN EXTENDED DETENTION DRY POND WILL BE CONSTRUCTED OFFSITE AND WILL COLLECT WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. APPROXIMATELY 4.34 ACRES ONSITE AND 4.09 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE EXTENDED DETENTION FACILITY DETAINS THE 2-YEAR AND 10-YEAR STORM EVENT IN ORDER TO MEET THE PFM (SECTION 6-0203) ADEQUATE OUTFALL REQUIREMENTS. REFER TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS, AND VOLUME SHOWN ON THIS SHEET. THE SW FACILITY THEN OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT EXTENDS ACROSS OLD KEENE MILL ROAD AND INTO THE EXISTING FLOODPLAIN. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT CONDITIONS AND ALL THREE (3) OUTFALLS ARE ADEQUATE. SEE THE TABLE ON THIS SHEET FOR A SUMMARY OF FLOWS DEMONSTRATING THE REDUCTION IN PEAK FLOW RATES FOR THE SITE.

AN ONSITE STORMWATER MANAGEMENT FACILITY WAIVER WILL BE SUBMITTED AS SHOWN ON THIS SHEET AND THE POND WILL BE MAINTAINED BY FAIRFAX COUNTY.

BC REVISIONS

DATE	BY	REVISION
MAY 22, 2013	PLR	DESIGNED BY: PLR
AUGUST 2, 2013	CAD	DRAFTED BY: CAD
AUGUST 22, 2013	PLR	CHECKED BY: PLR
REVISOR 9-13-13	PLR	DATE: JANUARY 2013
		SCALE: HOR. 1"=75'
		VERT. AS SHOWN
		SHEET 12 OF 15
		CO. NO.
		CAD NAME: OKLUBAS.DWG
		LAYOUT: LAYOUT
		FILE NO. 11562.01-00

BC REVISIONS

DATE	BY	REVISION
REVISOR 5-22-13		DESIGNED BY: PLR
REVISOR 8-2-13		DRAFTED BY: CAD
REVISOR 8-22-13		CHECKED BY: PLR
REVISOR 9-13-13		DATE: JANUARY 2013
		SCALE: HOR. AS SHOWN
		VERT. N/A
		SHEET 7 OF 11
		CO. NO.
		CAD NAME: S11562PHOTO
		LAYOUT: STORMWATER CAL
		FILE NO. 11562.01-00

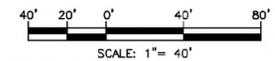
THIS SHEET FOR INFORMATION ONLY

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LEGEND:

-  LIMITS OF CRITICAL ROOT ZONE (CRZ)
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  MULCH AREA (3/10)
-  POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (50,000 s.f.)
-  ROOT PRUNE (RP) AND/OR TREE PROTECTION FENCE (TP)
-  LIMITS OF CLEARING AND GRADING
-  EXISTING TREELINE
-  PROPOSED TREELINE

SEE SHEET 9 FOR TREE INVENTORY AND CONDITION ANALYSIS, AND SHEET 10 FOR TREE PRESERVATION DETAILS.



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TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT
 TREE PRESERVATION PLAN - INFORMATIONAL

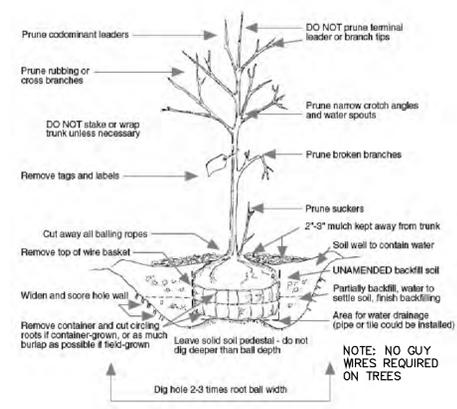
CALVARY CHRISTIAN CHURCH

SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

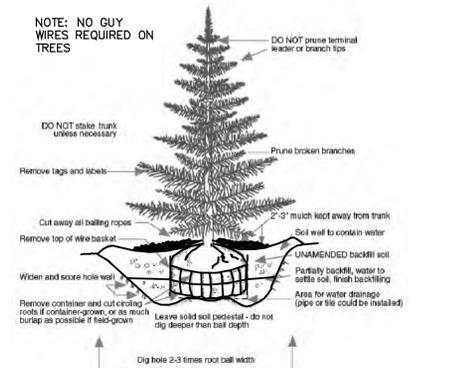
BC REVISIONS	DESIGNED BY: PLR
REVISED 5-22-13	DRAFTED BY: CAD
MAY 22, 2013	CHECKED BY: PLR
AUGUST 2, 2013	DATE: JANUARY 2013
AUGUST 22, 2013	SCALE: HOR. 1" = 40'
SEPTEMBER 13, 2013	VERT. N/A
REVISED 9-13-13	SHEET 8 OF 15
APPLICANT:	CO. NO.
	CAD NAME: G11562TPP
	LAYOUT: TPP (2)
	FILE NO. 11562.01-00

BC REVISIONS	DESIGNED BY: PLR
REVISED 5-22-13	DRAFTED BY: CAD
MAY 22, 2013	CHECKED BY: PLR
AUGUST 2, 2013	DATE: JANUARY 2013
AUGUST 22, 2013	SCALE: HOR. AS SHOWN
SEPTEMBER 13, 2013	VERT. N/A
REVISED 9-13-13	SHEET 9 OF 11
APPLICANT:	CO. NO.
	CAD NAME: S11562PHOTO
	LAYOUT: TREE PRESERVATION
	FILE NO. 11562.01-00

THIS SHEET FOR INFORMATION ONLY



1 TREE PLANTING GUIDELINE
 10 NOT TO SCALE
 12A-Tree Planting-VA



2 EVERGREEN PLANTING GUIDELINE
 10 NOT TO SCALE
 12A-Tree Planting-VA

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects

May 22, 2013

Michael P. Knapp, Director
 Fairfax County DPWES
 Urban Forest Management Division
 12055 Government Center Parkway
 Suite 518
 Fairfax, VA 22035

RE: Calvary Christian Church (SPA 765-200-2)
 Request a Waiver/Modification of the
 Transitional Screening and Barrier Requirements
 County Map No.: 88-1 (D2) Parcel 10
 BC Project No.: 11562.02

Dear Mr. Knapp:

On behalf of our client, the Trustees of the Calvary Christian Church (Applicant), we hereby request a waiver and/or modification of the transitional screening and barrier requirements, as mandated in Article 13, Sections 13-303 and 13-304 of the Fairfax County Zoning Ordinance (ZO), for the above referenced project. Specifically, the Applicant requests a waiver and/or modification of the transitional screening and barriers where required along all property lines as shown on the attached Special Permit Amendment. This request is in accordance with the provisions of Article 13, Section 13-305, paragraphs 3, 12 and 14 of the ZO.

The subject site is located in the Springfield District at the southwest corner of the intersection of Spring Lake Drive (Rt. 7101) and Old Keene Mill Road (Rt. 644). The property is identified on Fairfax County Tax Assessment Map 88-1 (D2), Parcel 10 and is zoned R-1. Approximately 73.0% of the 4.38 acre site is covered with existing trees and vegetation inclusive of all cover found within any utility easements. The remainder of the site is developed and includes the existing Church building, miscellaneous accessory use buildings, asphalt parking and traffic circulation areas, and other maintained open space areas.

The Special Permit Amendment is being submitted to remove a 5 acre parcel with a concurrent GDP application (RZ 2013-SP-005) with this waiver/modification request. The proposed plan has not improvements except for a SWM facility proposed for the GDP application (RZ 2013-SP-005).

The BC Consultants, Inc.
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 (703) 449-8100 Fax (703) 449-8108

Calvary Christian Church
 May 22, 2013
 Page 2 of 3

According to the Transitional Screening and Barrier Matrix, the subject property would need to provide transitional screenings and barriers as enumerated below. The requested waivers/modifications are listed accordingly.

- Southern Boundary:**
 - Transitional Screen Required: Type 1 (25)
 - Transitional Screening Requested: Modification to use of existing vegetation
 - Barrier Required: Type D, E or F
 - Barrier Requested: Modification to use the existing chain link or board on board fences.
- Northern Boundary (along Spring Lake Drive):**
 - Transitional Screen Required: Type 1 (25)
 - Transitional Screening Requested: Modification to use a combination of existing vegetation and the proposed vegetation where shown on the SPA.
 - Barrier Required: Type D, E or F
 - Barrier Requested: Waiver of the barrier requirements.
- Eastern Boundary (along Old Keene Mill Road):**
 - Transitional Screening Required: Type 1 (25)
 - Transitional Screening Requested: Modification to use a combination of existing vegetation and the proposed vegetation where shown on the SPA.
 - Barrier Required: Type D, E or F
 - Barrier Requested: Waiver of the barrier requirements.
- Western Boundary:**
 - Transitional Screening Required: Type 1 (25)
 - Transitional Screening Requested: Modification to use a combination of existing vegetation and the proposed vegetation where shown on the SPA.
 - Barrier Required: Type D, E or F

Calvary Christian Church
 May 22, 2013
 Page 3 of 3

Barrier Requested: Waiver of the required. Requirements.

A modification of the transitional screening requirements and barrier requirements are requested based upon no improvements being proposed except for the enlarged SWM facility that will handle both the church and the adjacent rezoning.

Based on the information as provided above, I respectfully ask for your approval of this waiver/modification request. This request is in accordance with the provisions of Article 13 of the Fairfax County Zoning Ordinance.

If you have any questions or need additional information, please do not hesitate to contact me. I look forward to hearing from you soon.

Sincerely,
 THE BC CONSULTANTS, INC.

Peter Rinek
 Principal of Planning and Landscape Architecture

PLANT LIST:

DECIDUOUS OVERSTORY TREES					
Category	Total Quantity	Height	Caliper	10 Yr. Tree Canopy (s.f.)	Total 10 Yr. Tree Canopy (s.f.)
IV	9		2" Cal.	200	1,800
				Total Overstory Trees	Subtotal 1,800
EVERGREEN TREES					
	30	8' HT.		75	2,250
				Total Evergreen Trees	Subtotal 2,250

NOTE: NO TREE CANOPY CREDIT TAKEN FOR TREES PLANTED

10-YEAR TREE CANOPY CALCULATIONS:

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	141,030
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	73.8%
A3	Percentage of 10-year Tree Canopy Required for the Site	30%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	73.8%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	251.6%
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Pres	N/A
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	191,158
B2	Subtract Areas Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1 - (B2+B3)	191,158
B5	Identify Site's Zoning and/or Use	R1
B6	Percentage of 10-Year Tree Canopy Required	30%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	57,347
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area (B7 x A4)	42,309
C2	Total Canopy Area Meeting Standards of §12-0200	115,441
C3	C2 x 1.25	144,301
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	0
C3.2	C3.1 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided by "Heritage," Memorial," Specimen," or "Street Tree"	0
C7	C6 x 1.5 to 3.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.1, C5, C7 and C9	144,301
D. TREE PLANTING		
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	(86,954)
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seeding	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	0
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	0
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	144,301
E2	Total of Canopy Area Provided Through Tree Planting (D17)	0
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	144,301

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

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SPECIAL PERMIT AMENDMENT
 LANDSCAPE DETAILS
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 5-22-13	DRAFTED BY: CAD
REVISED 8-2-13	CHECKED BY: PLR
REVISED 8-22-13	DATE: JANUARY 2013
REVISED 9-13-13	SCALE: HOR. N/A
APPLICANT:	VERT. N/A
	SHEET 10 OF 11
	CO. NO.
	CAD NAME: S11562LSC-DET
	LAYOUT: LSC-DETAILS
	FILE NO. 11562.01-00

TREE INVENTORY AND CONDITION ANALYSIS																
SURVEY NUMBER	TREE KEY	BOTANICAL NAME/COMMON NAME	SIZE	CRZ**	CONDITION	CANOPY POSITION	CROWN DENSITY	AVERAGE CROWN SPREAD	FINAL STATUS	ACTIVITIES	PROBLEMS	COMMENTS	ACTIVITIES			
													ROOT PRUNING	TRUNK TREATMENTS	OTHER	
1028	1	Quercus spp./Oak	15	15		Co-dominant	40	22	H			Good condition				
1031	2	Acer rubrum/Red Maple	12	12		Co-dominant	45	20	R			Good condition				
1032	3	Dead							R							
1033	4	Quercus spp./Oak	36	36		Co-dominant			R		Few dead branches	Very poor				
1152	4A	Pinus virginiana/Virginia Pine/Virginia Pine	12	12	15	Co-dominant	30	20	R		Many dead branches	Poor				
1154	5	Quercus spp./Oak	10	10		Co-dominant	45	20	R			Good condition				
1035	9A	Dead	12	12					R							
1034	9B	Quercus spp./Oak	33	33		Co-dominant	60	55	P	X	X	Good condition				
1036	9C	Quercus spp./Oak	12	12		Co-dominant	40	20	P	X	X	Fair condition				
1038	9D	Quercus spp./Oak	24	24		Co-dominant	45	25	P	X	X	Good condition				
1153	9	Quercus spp./Oak	21	21		Co-dominant	50	22	P	X	X	Excellent condition				
2077	9E	Quercus spp./Oak	15	15		Co-dominant	65	20	P	X	X	Good condition				
2426	9E	Quercus spp./Oak	27	27		Co-dominant	70	20	P	X	X	Good condition				
2423	9C	Quercus spp./Oak	18	18		Co-dominant	60	30	R	X	X	Good condition				
2424	9D	Quercus spp./Oak	12	12		Co-dominant	35	15	R	X	X	Fair condition				
2425	9E	Quercus spp./Oak	18	18		Co-dominant			R	X	X	Fair condition				
1039	7	Quercus spp./Oak	15	15		Co-dominant	35	28	P	X	X	Good condition				
1040	7A	Quercus spp./Oak	27	27		Co-dominant	65	30	P	X	X	Good condition				
1151	8	Quercus spp./Oak	12	12		Co-dominant	45	18	P	X	X	Good condition				
1152	8A	Pine	12	12		Co-dominant	10	5	R			Hardy living, dead branches				
1149	10	Quercus spp./Oak	15	15		Co-dominant	40	20	R			Good condition				
1148	11	Quercus spp./Oak	15	15		Co-dominant	45	22	R	X		Good condition				
1041	12	Dead							R/W							
1042	12A	Quercus spp./Oak	15	15		Co-dominant			P	X		Excellent condition				
1147	13	Quercus spp./Oak	15	15		Co-dominant			P	X		Fair condition				
1146	14	Quercus spp./Oak	12	12		Co-dominant			P		Top main leader broken, some broken branches	Fair condition				
1045	14A	Pine	15	15		Dominant			P	X	Dead	Poor condition				
1043	15	Quercus spp./Oak	15	15		Dominant			P	X	Branches at top part only, trunk damage with scars	Poor condition				
1045	15	Quercus spp./Oak	12	12		Dominant			R		Crooked leader on top, no lower branches, one sided branches	Good condition				
1046	17	Quercus spp./Oak	18	18		Dominant			R			Good condition				
1048	17A	Acer rubrum/Red Maple	12	12		Co-dominant			P			Good condition				
1051	18	Liriodendron tulipifera/Tulip Poplar	18	18		Co-dominant			P	X		Good condition				
1144	18A	Quercus spp./Oak	18	18		Co-dominant			P	X		Good condition				
1052	19	Quercus spp./Oak	15	15		Co-dominant			P	X		Good condition				
1053	20	Quercus spp./Oak	21	21		Co-dominant			P			Good condition				
1054	21	Quercus spp./Oak	12	12		Co-dominant			P			Good condition				
1055	22	Liriodendron tulipifera/Tulip Poplar	24	24		Co-dominant			P			Good condition				
1056	23	Quercus spp./Oak	15	15		Co-dominant			P			Good condition				
1057	24	Quercus spp./Oak	12	12		Co-dominant	10	10	P			Good condition				
1058	25	Quercus spp./Oak	27	27		Co-dominant			P			Good condition				
1059	26	Quercus spp./Oak	12	12		Co-dominant			R			Excellent condition				
1071	27	Liquidambar styraciflua/Sweet Gum	15	15		Co-dominant			R			Good condition				
1070	27A	Liquidambar styraciflua/Sweet Gum	12	12		Co-dominant			R			Good condition				
1072	28	Quercus spp./Oak	15	15		Co-dominant			R			Good condition				
1073	29	Dead							R							
1082	29A	Quercus spp./Oak	24	24		Co-dominant	40	40	P			Fair condition				
2414	30	Quercus spp./Oak	24	24		Co-dominant			P	X		Good condition				
2419	30S	Quercus spp./Oak	24	24		Co-dominant			R			Good condition				
2417	30C	Quercus spp./Oak	24	24		Co-dominant			R			Good condition				
2418	30T	Quercus spp./Oak	24	24		Co-dominant			R			Good condition				
2413	30E	Quercus spp./Oak	17	17		Co-dominant			P			Good condition				
2412	30F	Pinus spp./Pine	13	13		Co-dominant	10	10	R			Good condition				
2411	32E	Quercus spp./Oak	10	10		Co-dominant			P			Good condition				
1079	31	Quercus spp./Oak	12	12		Co-dominant	60	20	P			Fair condition				
1078	32	Quercus spp./Oak	15	15		Co-dominant	70	20	P			Fair condition				
1075	33	Quercus spp./Oak	15	15		Co-dominant			P			Good condition				
2416	33A	Quercus spp./Oak	20	20		Co-dominant	60	20	P			Fair condition				
2419	33C	Quercus spp./Oak	20	20		Co-dominant	60	20	P			Fair condition				
2417	33E	Quercus spp./Oak	15	15		Co-dominant	50	20	P			Good condition				
2402	33D	Quercus spp./Oak	15	15		Co-dominant			R			Good condition				
2404	33E	Quercus spp./Oak	18	18		Co-dominant			R			Good condition				
2407	33F	Quercus spp./Oak	24	24		Co-dominant			R			Good condition				
2405	33G	Quercus spp./Oak	14	14		Co-dominant			R			Good condition				
2408	33H	Quercus spp./Oak	18	18		Co-dominant			R			Good condition				
1076	34	Dead							R/WP	X						
1077	35	Dead							R/WP	X						
1074	36	Quercus spp./Oak	18	18		Co-dominant			R/WP	X		Good condition				
1085	37	Dead							R/WP	X						
1064	38	Quercus spp./Oak	12	12		Co-dominant			R/WP	X		Good condition				
1065	39	Liriodendron tulipifera/Tulip Poplar	18	18		Co-dominant			R/WP	X		Good condition				
1067	40	Liriodendron tulipifera/Tulip Poplar	12	12		Co-dominant			R/WP	X		Good condition				
1068	41	Quercus spp./Oak	18	18		Co-dominant			R/WP	X		Good condition				
1069	42	Quercus spp./Oak	21	21		Co-dominant			R/WP	X		Good condition				
1066	43	Quercus spp./Oak	18	18		Co-dominant			R/WP	X		Good condition				
1061	44	Quercus spp./Oak	21	21		Co-dominant			R/WP	X		Excellent condition				
1062	45	Quercus spp./Oak	12	12		Co-dominant			R/WP	X		Good condition				
1063	46	Quercus spp./Oak	12	12		Co-dominant			R/WP	X		Good condition				
1064	47	Dead							R/WP	X						
1085	48	Quercus spp./Oak	18	18		Co-dominant			R/WP	X		Good condition				
1086	49	Liriodendron tulipifera/Tulip Poplar	18	18		Co-dominant			R/WP	X		Good condition				
1087	50	Pinus virginiana/Virginia Pine/Virginia Pine	12	12		Co-dominant			R/WP	X		Good condition				
1088	50A	Quercus spp./Oak	15	15		Co-dominant			R/WP	X		Good condition				
1090	50B	Dead							R/WP	X						
1092	50C	Quercus spp./Oak	6	6		Co-dominant			R/WP	X		Good condition				
1091	50D	Pinus virginiana/Virginia Pine/Virginia Pine	12	12		Co-dominant	20	15	P			Fair condition				
1092	50E	Quercus spp./Oak	15	15		Co-dominant			R/WP	X		Good condition				
1244	51	Quercus spp./Oak	15	15		Co-dominant			R/WP	X		Good condition				
2303	51A	Quercus spp./Oak	12	12		Co-dominant			R/WP	X		Good condition				
2307	51B	Quercus spp./Oak	18	18		Co-dominant	80	20	R	X		Good condition				
2304	51C	Quercus spp./Oak	17	17		Co-dominant			R/WP	X		Good condition				
2400	51D	Quercus spp./Oak	18	18		Co-dominant			R/WP	X		Good condition				
1246	52	Pinus virginiana/Virginia Pine/Virginia Pine	12	12		Co-dominant	65	16	P			Good condition				
1093	52A	Quercus spp./Oak	18	18		Co-dominant			R/WP	X		Good condition				
1094	52B	Quercus spp./Oak	15	15		Co-dominant			R/WP	X		Good condition				
1247	53	Dead							R/WP	X						
1095	53A	Pinus virginiana/Virginia Pine/Virginia Pine	12	12		Co-dominant			R/WP	X						

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

APPLICATION DESCRIPTIONS

RZ 2013-SP-005

The applicant, MHI-Spring Lake, LLC, requests approval of a rezoning of one parcel of approximately 5.28 acres from the R-1 (Residential) District to the R-3 District to permit the development of 13 single-family detached dwellings at a density of 2.46 dwelling units per acre (du/ac). The subject parcel is located on the west side of Spring Lake Drive, approximately 500 feet north of the intersection of Spring Lake Drive and Old Keene Mill Road and is wooded. The 13 proposed lots range in size from 11,029 square feet (sf) to 21,559 sf, with an average lot size of approximately 15,205 sf. Two of the lots would access Spring Lake Drive. The remaining 11 lots would access a proposed public cul-de-sac, which would connect with Spring Lake Drive. A sidewalk would be built along both sides of the cul-de-sac and along the Spring Lake Drive frontage, and would continue north to the intersection of Spring Lake Drive and Westwood Manor Court. The applicant proposes to recondition the existing gravel shoulder along the west side of Spring Lake Drive from the southern property boundary south to Old Keene Mill Road.

The applicant requests a waiver of the Public Facilities Manual requirements to allow stormwater management facilities to be located off-site on the adjacent Calvary Christian Church property (Tax Map 88-1 ((2)) 10).

A reduced copy of the submitted Generalized Development Plan is included at the front of this report. Copies of the applicant's proposed proffers, affidavit, and statement of justification are included in Appendices 1, 3 and 5, respectively. Residential Development Criteria of the Comprehensive Plan are provided in Appendix 14. Additional staff analyses are included in Appendices 6 through 12.

SPA 76-S-200-02

The applicant, Trustees of Calvary Christian Church, requests approval of a special permit amendment to amend SP 76-S-200, previously approved for a church on 9.67 acres, to permit the deletion of Parcel 8 (5.28 acres) from the special permit area, with 4.39 acres remaining; and to permit the enlargement of a stormwater management facility, to serve Parcel 10 and the 13 single-family detached dwelling units on Parcel 8, which are proposed as part of RZ 2013-SP-005. The subject property is located at the northwest corner of the intersection of Old Keene Mill Road and Spring Lake Drive. Parcel 8 is wooded. Parcel 10 contains a church, parking lot, stormwater management pond, and forest resources.

The applicant requests a modification of the transitional screening and barrier requirements in lieu of the existing vegetation and as shown on the special permit amendment plan.

Additionally, the applicant requests a waiver of the Countywide Trails Plan recommendation for an on-road bicycle trail on the northern side of Old Keene Mill Road.

A reduced copy of the submitted Special Permit Amendment plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 2, 4 and 5, respectively.

LOCATION AND CHARACTER

Site Description:

Aerial View of the Project Site (view to the north)



The subject properties are located in the Springfield Magisterial District, on the west side of Spring Lake Drive, and northwest of the intersection of Spring Lake Drive and Old Keene Mill Road. All of Parcel 8 is forested. Parcel 10 contains a

church, parking lot, stormwater management pond, and forest resources. The properties are surrounded by single-family detached housing.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
Northwest	Single-family detached dwellings	R-3	Residential at 2-3 du/ac ¹
Northeast	Single-family detached dwellings	R-2	Residential at 2-3 du/ac
Southeast	Single-family detached dwellings	R-3	Residential at 2-3 du/ac
Southwest	Single-family detached dwellings	R-1, R-3	Residential at 0.2-0.5 du/ac; Residential at 2-3 du/ac

BACKGROUND

SP 76-S-200 was approved by the Board of Zoning Appeals on September 17, 1976, which permitted a church with a maximum of 300 seats. Site access was through a driveway from Old Keene Mill Road.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	III
Planning District:	Pohick
Planning Sector:	P-6 – Middle Run
Plan Map:	Residential at 2-3 du/ac

PLAN DESCRIPTIONS

RZ 2013-SP-005

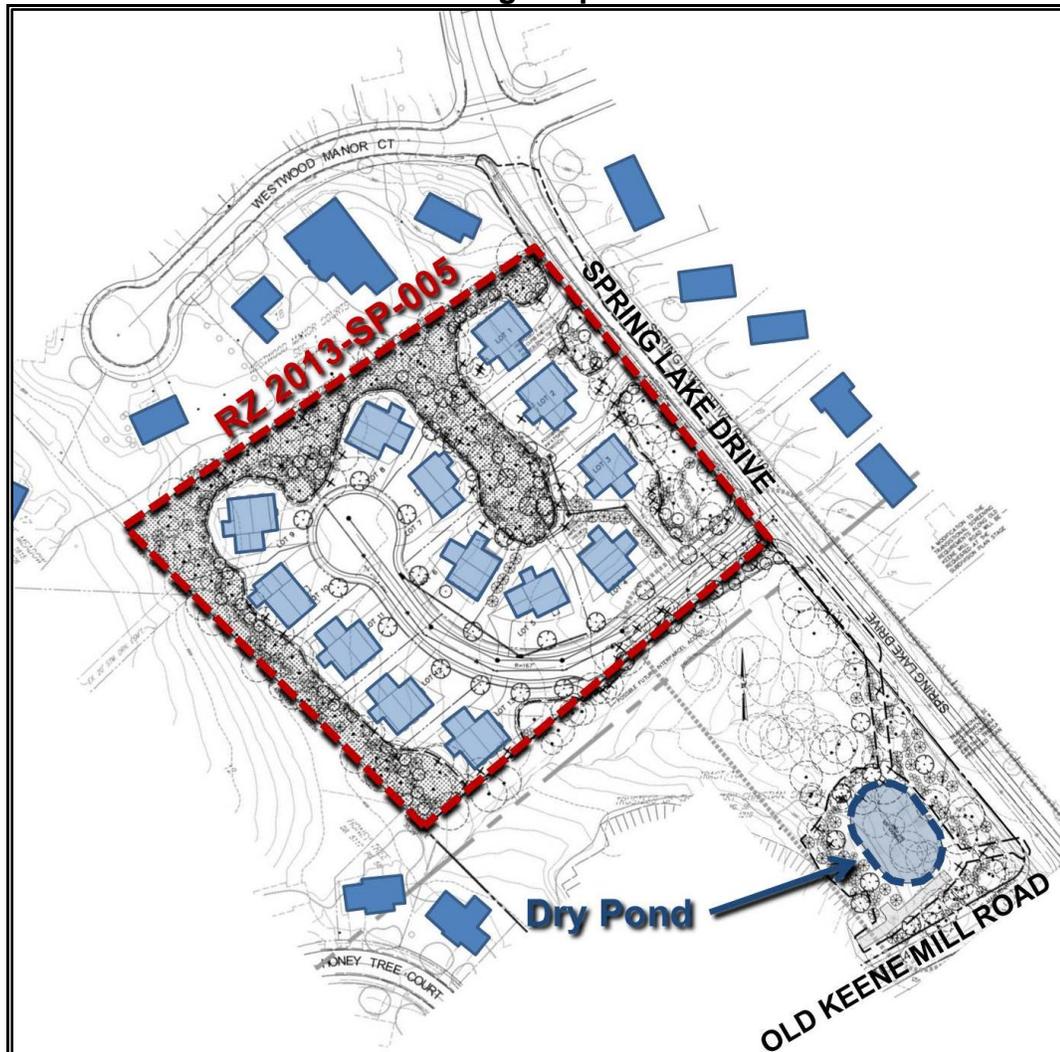
Generalized Development Plan:	(copy at front of staff report)
Title:	Enclave of Burke
Prepared by:	The BC Consultants
Original and Revision Dates:	January 2013, as revised through September 13, 2013
Number of Pages:	16

The Generalized Development Plan (GDP) depicts the development of 13 single-family detached dwellings on a 5.28-acre parcel at a density of 2.46 du/ac. The 13 proposed lots range in size from 11,029 square feet (sf) to 21,559 sf, with an

¹ “Du/ac” stands for “dwelling units per acre.”

average lot size of approximately 15,205 sf. Two of the lots would access Spring Lake Drive. The remaining 11 lots would access a proposed public cul-de-sac, which would connect with Spring Lake Drive. Sheet 3 of the GDP provides a lot typical that depicts a minimum front yard setback of 30 feet, a side yard setback of 12 feet, and a rear yard setback of 25 feet. These setbacks comply with the requirements of the R-3 District. Stormwater management requirements would be met through the construction of an off-site extended detention dry pond.

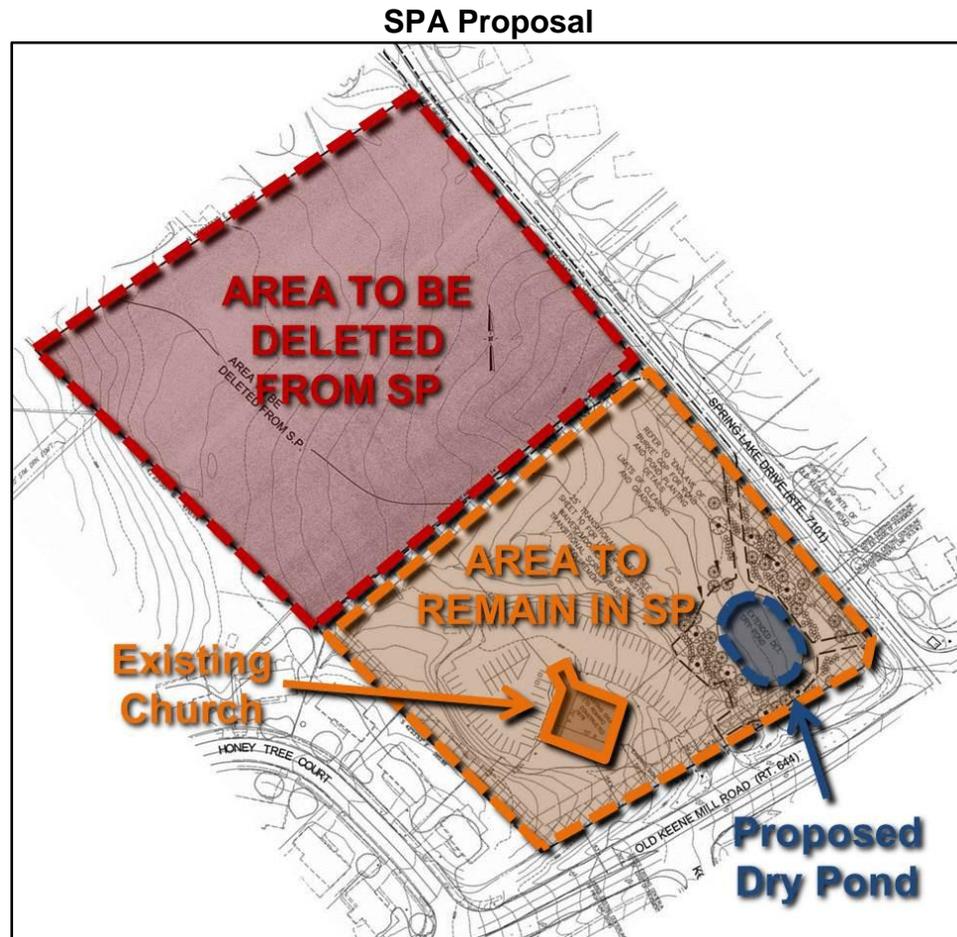
Zoning Proposal



SPA 76-S-200-02

Special Permit Amendment Plan:	(copy at front of staff report)
Title:	Calvary Christian Church
Prepared by:	The BC Consultants
Original and Revision Dates:	January 2013, as revised through September 13, 2013
Number of Pages:	11

The Special Permit Amendment (SPA) depicts the deletion of Parcel 8 from the special permit area, with 4.39 acres remaining, and the enlargement of a stormwater management facility, to serve Parcel 10 and the 13 proposed single-family detached dwelling units on Parcel 8.



Vehicular and Pedestrian Access: For the rezoning application, the applicant proposes access for two of the lots onto Spring Lake Drive. The remaining 11 lots would access a proposed 24-foot wide public cul-de-sac, which would connect with Spring Lake Drive. A 5-foot wide sidewalk would be built along both sides of the cul-de-sac and along the Spring Lake Drive frontage of Parcel 8, and would continue north to the intersection of Spring Lake Drive and Westwood Manor Court. The applicant proposes to recondition the existing gravel shoulder along the west side of Spring Lake Drive from the southern property boundary south to Old Keene Mill Road. The GDP includes a future interparcel access to the church property to the south.

Stormwater Management: The existing stormwater management facility on Parcel 10 would be enlarged to serve both the existing church and the housing proposed on Parcel 8. Pond access is planned from the existing church

driveway. Additionally, the applicant proposes an infiltration trench on Parcel 8 between Lots 3 and 4 to aid in stormwater management.

Forest Resources: All of Parcel 8, and more than half of Parcel 10, contain upland forest. The balance of Parcel 10 is comprised of developed area; maintained grass; landscape trees; and early successional forest community. The applicant proposes peripheral areas for tree preservation on Parcel 8, ranging from approximately 35 feet to 85 feet in width. These areas would be supplemented with landscape plantings. The enlarged pond on Parcel 10 would impact a forested area of approximately 80 feet by 170 feet and would be supplemented with landscape plantings.

Parking: Each residential lot proposed on Parcel 8 would contain sufficient area for two parking spaces in the driveway and two spaces within an attached garage, for a total of four parking spaces per residence. The lot typical indicates that driveways for each residence would be a minimum of 18 feet in width and of a sufficient length to accommodate two vehicles. Additionally, the proposed proffers include language intended to ensure that garage uses do not interfere with the parking of vehicles within those garages. No changes are proposed to the parking on Parcel 10, which includes 86 spaces, or 11 over that required by the Zoning Ordinance.

ANALYSIS

COMPREHENSIVE PLAN

The Land Use Recommendations of the Fairfax County Comprehensive Plan (2011 Edition, Pohick Planning District, Amended through 4-9-2013, P6-Middle Run Community Planning Sector) state:

“The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

The Comprehensive Plan designates the subject parcels as Residential at 2-3 du/ac. The applicant proposes 13 residential lots at a density of 2.46 du/ac on Parcel 8.

Residential Development Criteria (Appendix 14)

New residential development is expected to enhance the community by “fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the

property.” The following criteria are to be used in evaluating zoning requests for new residential development.

In applying these Residential Development Criteria, several factors may be considered, including:

- The size of the project;
- Site specific issues that affect the applicant’s ability to address in a meaningful way relevant development issues; and
- Whether the proposal is advancing the guidance found in the area plans or other planning and policy goals, such as revitalization.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- Consolidation: Parcel 8 is surrounded primarily by developed residential parcels, along with a developed church parcel to the southeast. In the event that Parcel 10 were to redevelop, the applicant has included a potential interparcel access to Parcel 10.
- Layout: The proposed rezoning includes 13 lots ranging in size from 11,029 sf to 21,559 sf with an average lot size of 15,205 sf. Two of the lots would access Spring Lake Drive. The remaining 11 lots would access a proposed public cul-de-sac, which would connect with Spring Lake Drive. Sheet 3 of the GDP provides a lot typical that depicts a minimum front yard setback of 30 feet, a side yard setback of 12 feet, and a rear yard setback of 25 feet. These setbacks comply with the requirements of the R-3 District and provide usable yard areas within the individual lots that may accommodate the future construction of decks in accordance with Section 2-412 of the Zoning Ordinance.
- Open Space, Landscaping, and Amenities: The R-3 District does not have an open space requirement for conventional subdivisions. However, the application includes tree preservation areas around portions of the perimeter of the property and along several rear lot lines as well as supplemental plantings around the preservation areas and along the cul-de-sac.

Based on the features described above, the application satisfies Criterion #1.

2. Neighborhood Context:

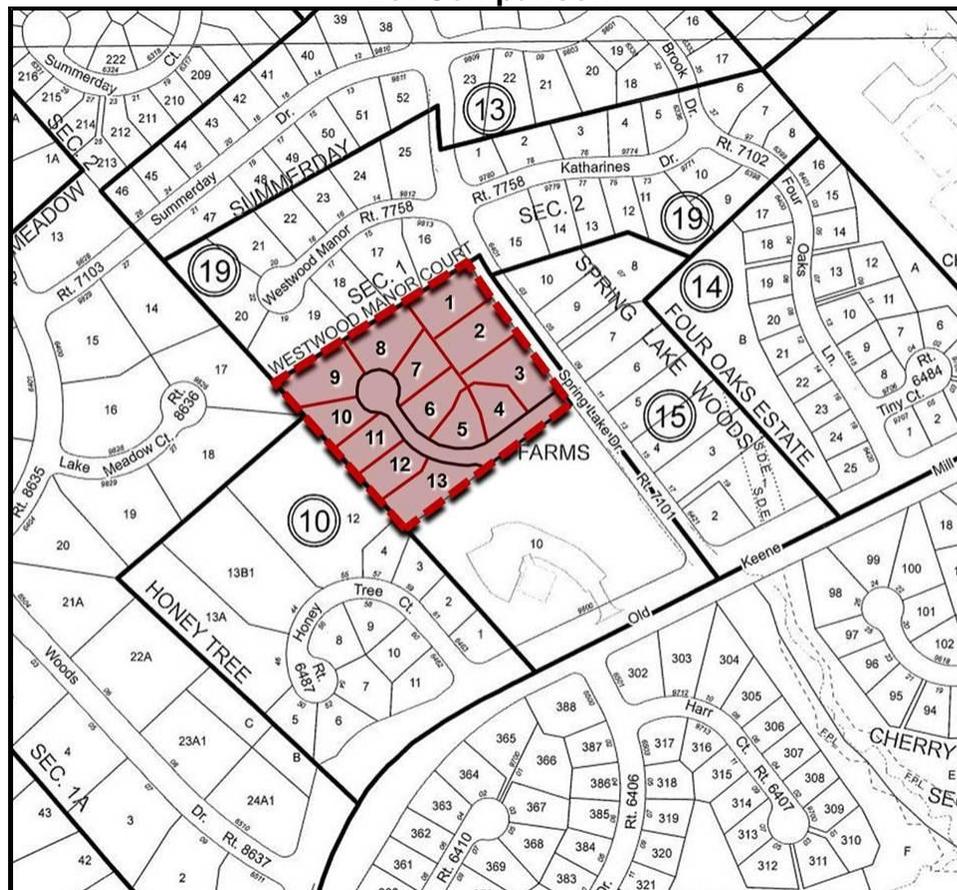
All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- *transitions to abutting and adjacent uses;*
- *lot sizes, particularly along the periphery;*

- *bulk/mass of the proposed dwelling units;*
- *setbacks (front, side and rear);*
- *orientation of the proposed dwelling units to adjacent streets and homes;*
- *architectural elevations and materials;*
- *pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*
- *existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.*

The proposed rezoning is generally surrounded by similar residential uses, including areas zoned R-3 to the northwest and southwest; areas zoned R-2 to the northeast; and the corner of an area zoned R-1 to the northwest. The density of the proposed development is 2.46 du/ac, which is consistent with the Comprehensive Plan's recommended density range. Sheet 3 of the GDP includes an illustrative of typical houses, which are comparable with the surrounding residences. The applicant has placed lot lines and identified several tree preservation areas to transition to the adjacent uses. Appendix 16 includes information provided by the applicant regarding both proposed and existing lot sizes.

Lot Comparison



The project site is located in an area where the recommended residential densities of the Comprehensive Plan begin a transition to the lower densities of Western Fairfax County and the Water Supply Protection Overlay District. The lot sizes surrounding the project site are generally consistent with the recommended land use densities of the Comprehensive Plan. Recommended land use densities for areas to the north, east, and south of the project site, and for the Honey Tree subdivision, are from 2-3 du/ac. To the west of the project site and the Honey Tree subdivision, recommended land use densities drop to 0.2-0.5 du/ac.

The densities within the Honey Tree subdivision are lower to the northwest and higher to the southeast, adjacent to Old Keene Mill Road. The Honey Tree subdivision is zoned R-3 and contains 11 lots of approximately 11,000 sf and three larger lots, ranging from 65,474 sf to 87,120 sf. The subject property is adjacent to the lot of 87,120 sf. While the three largest lots within the northwest portion of the Honey Tree subdivision are anomalies for an area with a recommended land use density of 2-3 du/ac, such lot sizes help achieve a transition to the lower densities of the residential lots further west.

By means of tree preservation areas, the placement of lot lines, the bulk and mass of the proposed dwellings, and the orientation of the dwellings, the Enclave of Burke development is generally consistent with the lots and dwellings along the northwest and northeast boundaries. Although the lot sizes within the Enclave of Burke proposal along the northwest and northeast boundaries are not identical to those of the surrounding lots, the proposal generally satisfies Criterion #2. The project includes a tree preservation area, ranging from approximately 35 feet to 70 feet, along the southwest boundary, as a transition to Lot 12 of the Honey Tree subdivision. While lot sizes similar to those of the Honey Tree subdivision may not be practical for the Enclave of Burke proposal, due largely to the smaller size of the project area, the proposed tree preservation buffer allows the applicant to continue the forested area onto the project site, respond to the community context, and to satisfy Criterion #2.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- **Preservation:** The Policy Plan states that developments should conserve natural environmental resources, such as floodplains, stream valleys, Environmental Quality Corridors, Resource Protection Areas, woodlands, and wetlands. Both Parcels 8 and 10 contain upland forest resources. The applicant has incorporated some of these resources into tree preservation areas. These resources are discussed more fully below.

- Slopes and Soils: The majority of the project site generally slopes to the southeast with a small portion of the site flowing to the northwest. While the soils demonstrate slow permeability, the applicant has designed the site with consideration of the existing topographic conditions and soil characteristics.
- Water Quality and Drainage: The existing stormwater management facility on Parcel 10 would be enlarged to serve both the existing church and the dwellings proposed on Parcel 8. Pond access is planned from the existing church driveway. Additionally, the proffers identify a variety of Low Impact Development (LID) techniques that may be constructed to aid in stormwater management. These include an infiltration trench on Parcel 8 between Lots 3 and 4, tree box filters, bio-retention areas, pervious pavement, and stormwater reuse for landscape irrigation. The expanded pond would also capture and treat uncontrolled runoff originating from the adjacent Honey Tree subdivision and running across the northern portion of Parcel 10.
- Noise: The proposed residences are not in close proximity to a significant source of traffic-generated noise and are surrounded by similar uses. Future residents are unlikely to experience adverse impacts from transportation generated noise.
- Lighting: The Policy Plan states that developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky. The proposed uses would be required to conform to provisions of applicable ordinances, regulations, and standards. Additionally, a development condition is proposed for the church, which would require lighting to be fully shielded and directed on-site.
- Energy: The proposed Proffer #11 states that the residences would be constructed to achieve either (i) qualification in accordance with the ENERGY STAR[®] for Homes program; (ii) certification in accordance with the National Green Building Standard using the ENERGY STAR[®] Qualified Homes path for energy performance; or (iii) certification in accordance with the Earth Craft House Program.

Based on the details described above, Criterion #3 has been satisfactorily met.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

The plans were reviewed by the Urban Forest Management (UFM) Division. UFM staff had the following recommendations:

- Minimum Width of Tree Preservation Area: To ensure the viability of the forest in the proposed tree preservation areas, and to ensure that the development fits into the context of the surrounding neighborhoods, tree preservation areas should be of an adequate size and have a minimum width of 20 to 35 feet in accordance with their respective successional stage (sub-climax or long-term sub-climax and climax). Staff recommended a minimal width of 35 feet adjacent to the southwest project boundary. Additionally, staff recommended that the successional stage be noted on the Existing Vegetation Map (EVM).

The applicant updated the plans per the staff recommendations.

- Stormwater Management Facility: Staff recommended that the landscape plan show the planting needed to satisfy the requirements of Transitional Screening 1 between the proposed stormwater management facility and Spring Lake Drive, to the east, and Old Keene Mill Road, to the south.

The applicant now meets the requirements of Transitional Screening 1 between the proposed stormwater management facility and Spring Lake Drive. However, although the applicant has shifted the facility slightly to the northwest and away from Old Keene Mill Road, the applicant was unable to provide the full transitional screening of 25 feet between the stormwater management facility and Old Keene Mill Road. The current screening ranges from approximately 10 to 40 feet. Moving the facility further away from Old Keene Mill Road would have resulted in more significant grading, given that the topography rises to the northwest. As an alternative to the full transitional screening, the applicant proposes understory plantings between the proposed stormwater management facility and Old Keene Mill Road, as identified on the GDP and plat. Additionally, the applicant proposes additional plantings to the southwest and northwest of the proposed stormwater management facility.

- Tree Preservation Easement: Staff recommended that the applicant delineate and label the area of the tree preservation easement on the GDP.

The applicant updated the GDP per staff recommendations.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances.

Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable: transportation improvements, transit/transportation management, interconnection of the street network, streets, non-motorized facilities, and alternative street designs.

The applicant proposes access for two of the residential lots onto Spring Lake Drive. The remaining 11 lots would access a proposed 24-foot wide public cul-de-sac, which would connect with Spring Lake Drive. A 5-foot wide sidewalk would be built along both sides of the cul-de-sac and along the Spring Lake Drive frontage of Parcel 8, and would continue north to the intersection of Spring Lake Drive and Westwood Manor Court. The applicant proposes to recondition the existing gravel shoulder along the west side of Spring Lake Drive from the southern property boundary to Old Keene Mill Road, which could function as an informal walking path. The GDP includes a future interparcel access to the church property to the south. No transit facilities are proposed. In addition to these improvements, the applicant proposes a proffer regarding the escrow of \$3,000 for the future installation of a four-way stop at the intersection of Spring Lake Drive and Westwood Manor Court/Katherine's Drive, if the Virginia Department of Transportation (VDOT) determines that these signs are appropriate. The applicant proposed the four-way stop as a traffic-calming measure.

Initially, the internal road included a 90-degree right-turn. Given the geometry of the road, VDOT recommended either a stub onto the church property at the location of the right-turn, a connection from the internal subdivision street to the church parking lot, or a redesign of the 90-degree turn. Building a stub or connecting to the church parking lot would have resulted in the loss of tree canopy, the crossing of a drainageway, and an increase in impervious cover. Rather than building a stub onto the church property or a connection to the church parking lot, the applicant designed the cul-de-sac road with a gradual sweeping curve to meet VDOT design requirements and identified the general location of a future interparcel connection to Parcel 10 on the plan. VDOT also recommended the following:

- A 20-foot half-section with curb and gutter along Spring Lake Drive to accommodate a southern travel lane and on-street parking;
- A continuation of the proposed curb and gutter along Spring Lake Drive to Old Keene Mill Road; and
- A minimum typical section of 29 feet in width for the cul-de-sac to accommodate on-street parking.

Following consultation with FCDOT and VDOT staff, the applicant now proposes a 24-foot wide cul-de-sac with on-street parking permitted on only one side of the street. The applicant proposes a width of 26 feet for the Spring Lake Drive frontage with no on-street parking, which would minimize impacts to the existing trees and the surrounding community.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

The applications were reviewed by the Department of Facilities and Transportation Services of the Fairfax County Public Schools (FCPS). Based on current projections, the elementary, middle, and high schools are expected to have adequate capacity to serve the proposed residences. The 13 proposed residences are expected to generate a total yield of seven students. Based on the approved Residential Development Criteria, a proffer contribution of \$10,488 per student is recommended to offset the impact of the student growth on the surrounding schools. FCPS staff also recommended an escalation clause to allow for payment of the school proffer based on either the current suggested per-student proffer contribution at the time of zoning approval or the per-student proffer contribution in effect at the time of development, whichever is greater. Staff also recommends that proffer payments be made at Subdivision Site Plan or no later than building permit to allow the school system lead time before the arrival of students.

The applicant proposes payment of the school proffer based on the per-student contribution in effect at the time of development. Additionally, the applicant proposes that the contribution be made prior to the issuance of the first Residential Use Permit (RUP) and be based on the actual number of dwellings built.

Although staff recommends that proffer payments be made at Subdivision Site Plan or no later than building permit to allow the school system lead time before the arrival of students, staff finds that the proposed proffers would be reasonable to offset the impact of student growth.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

The applicant includes a proffer (#13) regarding contributions to the Housing Trust Fund. The applicant proposes that, prior to the issuance of the first building permit, the applicant shall contribute a sum equal to one-half percent of the value of all the units approved at the time of site plan on the property.

Based on the details described above, Criterion #7 has been satisfactorily met.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

Staff of the Fairfax County Park Authority (FCPA) reviewed the application. Based on an average single-family detached household size in the Pohick Planning District, the development is expected to add 41 new residents to the Springfield Supervisory District. Using adopted service level standards, staff has identified a need for various types of parkland and recreational facilities in this area. The Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels, for a total fair-share contribution of \$36,613. Proffer #15 proposes a monetary contribution of \$36,613 to the Board of Supervisors for recreational opportunities as determined in consultation with the Springfield District Supervisor.

Additionally, the Park Authority recommended that all plant species be non-invasive to reduce the spread of invasive species and protect the environmental health of nearby countywide-serving parkland (Burke Lake Park). Staff further recommended that all planted species be native to Fairfax County.

Proffer #7 was clarified to specify that the landscape plan will use only non-invasive plant species and that the applicant will use plant species native to Fairfax County to the extent practical.

The parcels were subjected to archival cultural resources review and were found to have moderate to high potential to contain Native American archaeological or historical archaeological sites. Park Authority staff recommended a Phase I archaeological survey. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended. At the completion of any cultural resource studies, the Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study. Staff recommended that the applicant also commit to an archaeological investigation of all areas within the limits of clearing and grading on Parcel 10. Staff proposed a development condition for the special permit amendment regarding the archaeological investigation of all areas to be disturbed on Parcel 10.

The applicant updated the proffers and plans consistent with the above recommendations.

STORMWATER MANAGEMENT ANALYSIS

Staff of the Fairfax County Department of Public Works and Environmental Services and Department of Planning and Zoning reviewed the application. Staff noted that the stormwater detention requirements will be met by a new proposed offsite extended detention dry pond on Parcel 10, having an approximate footprint of 14,500 square feet. For an off-site facility, an offsite detention waiver is required during the site plan approval process, per Public Facilities Manual (PFM) 6-0301.3. A pond maintenance agreement shall also be required between the developer and the owner of the offsite pond before the final approval of the site plan. Staff recommended that the applicant specify the areas that the existing pond is currently serving and to commit to a minimum of 40% phosphorus removal. Staff also recommended further clarification and details regarding a downstream review analysis and stormwater outfalls to ensure compliance with the PFM.

Staff noted that, ideally, the land area proposed for the residential development would contain adequate area for the proposed residences and for the construction of the stormwater management facilities necessary to meet water quality and quantity requirements.

Review comments were based on the 2011 version of the PFM. The applicant should be advised that a new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to State

Code (see 4VAC50-60, adopted May 24, 2011). The site plan for this application will likely be required to conform to the updated PFM and the new ordinance. Staff encourages the applicant to consider that the new stormwater water requirements may have a significant impact on this proposed offsite stormwater management proposal. The applicant is encouraged to design the proposed stormwater management system consistent with both existing and anticipated stormwater management requirements.

The applicant submitted stormwater management proffers (#12) in response to staff comments. The proffers address the provision of the offsite detention pond pursuant to an agreement between the Applicant and the owner of Parcel 10, maintenance of the stormwater facilities, and the establishment of an escrow account for the initial maintenance of the stormwater facility. Maintenance of the offsite stormwater facilities shall be the responsibility of the applicant and the successor homeowners' association. The proffers state that, prior to site plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney for the perpetual maintenance of all of the elements of the stormwater management facilities on Parcel 10.

ZONING ORDINANCE ANALYSIS

RZ 2013-SP-005

Lot Size Requirements, Bulk Regulations, and Parking

R-3 Residential Lot Requirements & Parking (§3-306, §3-307, & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	10,500 sf	11,029 sf
Avg. Lot Area	11,500 sf	15,205 sf
Min. Lot Width	80 feet (interior) 105 feet (corner)	80 feet (interior) 105 feet (corner)
Max. Building Height	35 feet	35 feet
Front Yard	30 feet	30 feet
Side Yard	12 feet	12 feet
Rear Yard	25 feet	25 feet
Parking	26 spaces at a minimum (2 spaces per dwelling)	52 spaces (2 spaces in garage & 2 spaces in driveway per dwelling)

This application meets all of the lot and bulk requirements of the R-3 district and all parking requirements as listed above.

Transitional Screening and Barrier Requirements

Transitional screening and barriers are not required. However, the applicant has proposed transitional screening to respond to the community context.

SPA 76-S-200-02

Lot Size Requirements, Bulk Regulations, and Parking

R-1 Residential Lot Requirements & Parking (§3-106, §3-107, & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	36,000 sf	4.39 acres
Min. Lot Width	150 feet (interior) 175 feet (corner)	+/- 470 feet
Max. Building Height	60 feet	45 feet
Front Yard	50° angle of bulk plane, but not less than 40 feet	+/- 64 feet
Side Yard	45° angle of bulk plane, but not less than 20 feet	+/- 102 feet
Rear Yard	45° angle of bulk plane, but not less than 25 feet	+/- 226 feet
Maximum FAR	0.15	0.02
Parking	One (1) space per four (4) seats in the principal place of worship (300 seats - 75 spaces)	86 spaces

Transitional Screening and Barrier Requirements

Direction	Transitional Screening; & Barrier Requirements	Proposed Screening & Barriers
All Sides (residential uses)	Screening 1; Barrier D, E or F	Northeast – Screening 1; All other sides –as depicted on the SPA plan

Lot size requirements, bulk regulations, transitional screening and barrier requirements, and parking requirements were considered with the previous approval. This application meets all of the lot and bulk requirements of the R-3 district and all parking requirements as listed above.

As described previously, staff recommends screening along the northeastern and southeastern project boundaries to mitigate the removal of existing vegetation for

the construction of the stormwater management facility and to mitigate its visual impact. The applicant proposes (i) a modification to the transitional screening requirement along the southeastern boundary, in order to preclude more severe impacts to the topography and in favor of the additional plantings, as shown on the Special Permit Amendment plat; and (ii) a modification to the transitional screening requirement along the southwestern and northwestern project boundaries to favor the existing vegetation and features as shown on the Special Permit Amendment plat.

Staff recommends modifications to the transitional screening requirements, as described above, and a modification to the barrier requirement along all project boundaries in lieu of the existing and proposed vegetation.

Sect. 8-006 - General Standards

All special permit uses shall satisfy the following general standards:

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations.

These issues have been considered under the Residential Development Criteria of the Comprehensive Plan and the Zoning Ordinance, as described previously. These considerations satisfy General Standards 1 and 2.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

These issues have been considered under the Residential Development Criteria of the Comprehensive Plan and the Zoning Ordinance, as described previously. These considerations satisfy General Standard 3.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The SPA does not propose any changes to the pedestrian and vehicular traffic associated with the church. Additionally, access to the stormwater management facility would be provided from the church driveway to avoid conflicts with neighborhood traffic. General Standard 4 is satisfied in this application.

General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance.

These issues have been addressed with the previous approval and are addressed in this application as indicated above. Landscaping and screening have been updated to reflect the construction of the stormwater management facility. These considerations satisfy General Standards 5, 6 and 7.

General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in the Zoning Ordinance.

As in the previous approval and as seen in the development conditions proposed here, any new signs would be required to be in conformance with Article 12 of the Zoning Ordinance. General Standard 8 is satisfied in this application.

Standards for all Group 3 Uses (Sect. 8-303)

In addition to the general standards set forth in Sect. 8-006 above, all Group 3 special permit uses shall satisfy the following standards:

The Group 3 Standards require that the proposed development meet lot size and bulk requirements for the zoning district in which located, comply with performance standards, and be subject to Site Plan review.

These issues have been considered under the Residential Development Criteria of the Comprehensive Plan and the Zoning Ordinance, as described previously. These considerations satisfy the Category 3 Standards.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that a rezoning to the R-3 District for the development of 13 single-family detached dwellings at a density of 2.46 du/ac is consistent with the Comprehensive Plan's recommended residential density range and is in conformance with the Zoning Ordinance standards. Additionally, staff concludes that a reduction of the special permit area and the expansion of the existing stormwater management facility would be appropriate to better manage stormwater flows in the area.

The applicant has generally placed lot lines to match those of the surrounding lots and designated several tree preservation areas in an effort to transition to the adjacent residential uses. These preservation areas are generally located

around the periphery of the property and along several rear lot lines. The proposal includes supplemental plantings within the preservation areas and along the proposed cul-de-sac, and surrounding the proposed stormwater management facility.

Additionally the applicant has committed to Green Building Practices and has proposed proffer contributions to the Housing Trust Fund and for the expected student generation.

The density of the development is consistent with the Comprehensive Plan's recommended density range. The project includes various tree preservation areas, particularly along the southwest boundary, to better respond to the community context. Additionally, the applicant has addressed FCDOT and VDOT comments regarding street widths and on-street parking.

Staff concludes that the proposed uses are in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

RZ 2013-SP-005

Staff recommends approval of RZ 2013-SP-005, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends a waiver to the requirements of the Public Facilities Manual to allow stormwater management facilities to be located off-site.

SPA 76-S-200-02

Staff recommends approval of SPA 76-S-200-02 subject to the development conditions contained in Appendix 2.

Staff recommends a modification to the transitional screening requirement along the southeastern project boundary to favor the existing vegetation and additional plantings as shown on the Special Permit Amendment plat.

Staff recommends a reaffirmation of the previous modification to the transitional screening requirement along the southwestern and northwestern project boundaries to favor the existing vegetation and features as shown on the Special Permit Amendment plat.

Staff recommends a waiver of the barrier requirement along all project boundaries in lieu of the existing and proposed vegetation.

Staff recommends a waiver of the Countywide Trails Plan recommendation for an on-road bicycle trail on the northern side of Old Keene Mill Road.

It should be noted that it is not the intent of staff to recommend that the Board of Zoning Appeals or the Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicants from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of these applications do not and would not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals or the Board of Supervisors.

APPENDICES

1. Proposed Proffers (RZ)
2. Proposed Development Conditions (SPA)
3. Affidavit (RZ)
4. Affidavit (SPA)
5. Statements of Justification
6. DPWES - Urban Forestry Analysis
7. FCDOT - Transportation Analysis
8. VDOT - Transportation Analysis
9. DPWES - Stormwater Analysis
10. DPZ – Environmental Analysis
11. Fairfax County Public Schools - Office of Facilities Planning Services Analysis
12. Fairfax County Park Authority - Parks Analysis
13. Previously Approved Development Conditions (SPA)
14. Residential Development Criteria
15. Applicable Zoning Ordinance Standards (SPA)
16. Applicant's Lot Size Comparison
17. Glossary of Terms

PROFFERS

**MHI-Spring Lake, L.L.C.
RZ 2013-SP-005**

September 15, 2013

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 88-1 ((2)) 8 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2013-SP-005 (this "Rezoning") is granted.

1. **Development Plan.** Development of the Property shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled "Enclave of Burke" consisting of 16 sheets prepared by The BC Consultants and dated December 17, 2012, as revised through September 13, 2013. A maximum of 13 dwelling units shall be constructed on the Property.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP, such as, but not limited to, locations of utilities, minor adjustment of property lines, and the general location of dwellings on the proposed lots, may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the GDP and provided that the modifications do not increase the total number of dwelling units, decrease the setbacks from the peripheries, decrease landscaping, or alter the limits of clearing and grading.
3. **Advanced Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.
4. **Spring Lake Drive Improvements.**
 - A. Subject to the approval of the VDOT, the Applicant shall install curb, gutter and a five (5) foot sidewalk within the existing right-of way along the Property's Spring Lake Drive frontage and shall extend the curb, gutter and sidewalk north from the Property's boundary to connect with the existing curb and gutter at the corner of Spring Lake Drive and Westwood Manor as shown on Sheet 2 of the GDP. Parking signs shall be provided as approved by VDOT.
 - B. Subject to the approval of VDOT, the Applicant shall refurbish the existing gravel shoulder along the west side of Spring Lake Drive from the Old Keene Mill Road to the Property's southern boundary.

- C. Said above improvements shall be in place prior to the issuance of the first Residential Use Permit ("RUP") for the dwelling units fronting on Spring Lake Drive.
 - D. If prior to site plan approval for the Property, VDOT determines that four way stop controls at the intersection of Spring Lake Drive and Westwood Manor/Katherine's Drive are appropriate, the Applicant shall escrow \$3,000.00 with DPWES for the future installation of necessary signage by others.
5. **Street Dedication.** At the time of final record plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors the right-of-way required for public street purposes as shown on the GDP.
6. **Interparcel Connection.** To provide continuity and connectivity of the public street network, the Applicant shall provide for future interparcel connection to adjacent property identified on the Fairfax County 2013 tax maps as Tax Map 88-1 ((2)) 10 ("Parcel 10") by constructing a stub street on the Property as generally shown on the GDP and dedicating right of-way to the property line with Parcel 10. Signage shall be provided at the end of the stub street indicating a potential future street connection.
7. **Landscape Plan.** A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheets 5 and 6 of the GDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD. To ensure adequate sight distance, lower level branches of existing trees may be trimmed or removed.
8. **Tree Preservation.**
- A. Tree Preservation Plan. For the purposes of maximizing the preservation of trees in tree save areas shown on Sheets 7 and 8 of the GDP, the Applicant shall prepare a Tree Preservation Plan. The Applicant shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a Tree Preservation Plan to be submitted as part of the first site plan submittal and subsequent site plan submissions. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The Tree Preservation Plan shall provide a Tree Inventory which includes the location, species, size, crown spread and condition rating percent of all trees 10 inches or greater in diameter, measured 4½ feet from the ground and located within twenty (20) feet of the limits of

clearing and grading of the tree save areas shown on the GDP. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.

- B. Invasive Species Management. The Applicant shall create and implement an invasive species management program to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.
- C. Limits of Clearing and Grading. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.
- D. Tree Preservation Walk-Through. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- E. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven 18 inches into the ground and placed no farther than ten (10) feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or

grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

- F. Root Pruning and Mulching. The Applicant shall (1) root prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, or as specified by UFMD at the pre-construction meeting.
- (ii) Root pruning shall take place prior to installation of tree protection fencing.
- (iii) Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- (iv) Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- (v) Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- (vi) Immediately after the Phase II erosion and sedimentary control activities are complete, mulch shall be applied at a depth of 3 inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree protection fence to place mulch at designated points. Mulch shall be spread by hand within tree preservation areas.
- (vii) Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.

(viii) UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.

- G. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.
- H. Site Monitoring. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree preservation areas prior to the approval of Phase I of the Erosion and Sediment Control Plan, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Following approval of Phase I of the Erosion and Sediment Control Plan the Project Arborist shall actively monitor the Property to ensure that protection measures are maintained and functioning as intended and activities are conducted in accordance with the proffers and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and shall be reviewed and approved in writing by UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.
- I. Tree Value Determination. The Project Arborist shall determine the monetary value of each tree on the Property within fifteen (15) feet of the clearing limits of clearing and grading and 12 inches in diameter and larger shown to be preserved in the Tree Inventory. The monetary value (herein, the “Tree Value”) shall be determined using the Trunk Formula Method contained in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFMD. The location factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved subdivision plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the tree bond, as specified below.

- J. Tree Bond. At the time of subdivision plan approval, the Applicant shall post both a letter of credit payable to the County of Fairfax and a cash deposit (herein, the “Tree Bond”) to ensure preservation and/or replacement of the trees within fifteen (15) feet of the clearing limits of clearing and grading and 12 inches in diameter and larger shown to be preserved on the Tree Preservation Plan (herein, the

“bonded trees”). The sum of the letter of credit shall be equal to one half (50%) of the total monetary value of the bonded trees and the cash deposit shall equal to 33% of the amount of the letter of credit. The Tree Bond letter of credit shall be prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan, and to ensure the undistributed areas identified on the GDP.

The cash deposit shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undistributed areas identified on the GDP.

At any time prior to final bond release, should any bonded tree die, be removed, or severely decline as determined by UFMD, the Applicant shall replace such trees at its expense. Replacement trees shall be of equal size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the Tree Value of any bonded tree that is dead, severely declining, or improperly removed. This payment shall be paid to the Tree Preservation and Planting Fund, established by the County for the furtherance of tree conservation objectives.

At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash deposit and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project’s final bond-release, or sooner, if approved in writing by UFMD.

- K. Tree Preservation Easement and Deed Restrictions. At time of recordation of the subdivision plat, the Applicant shall record a tree preservation easement running to the benefit of both Fairfax County and the homeowner's association, in a form approved by the County Attorney and reviewed by UFMD, over the tree save areas as delineated by the limits of clearing and grading shown on the GDP. The tree preservation easement shall prohibit removal of any trees in the easement areas except those which are dead, dying, diseased, noxious or hazardous. The homeowners’ association covenants and the deeds for each lot shall contain clear language delineating the tree preservation easement and the restrictions within those areas. The property plat shall also delineate and label the tree preservation easement on the lot. Restrictions within tree preservation easements shall include the protection of understory trees, shrubs and groundcovers, downed trees (incorporating safety considerations), woody debris, leaf litter and soil conditions present at the time of subdivision plan submission

The Applicant shall convey forested area management information prepared to satisfy Tree Preservation Plan requirements to initial purchasers of lots prior to the time individuals take ownership of their respective lots. Information shall include: 1) the Tree Inventory; 2) a plan showing the location of trees on the lot that are included in the Tree Inventory; 3) a tree preservation activities schedule updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan; 4) identification of any trees on the lot lost during development of the Property; 5) any change in condition rating resulting from storm damage or construction impact; and 6) any additional work performed for preservation and/or maintenance in tree preservation easements. A sample package shall be submitted for review by UFMD prior to issuance of the first RUP.

- L. Supplemental Plantings. Supplemental plantings shall be provided on the periphery of, and within the interior of, the limits of clearing and grading shown on the approved subdivision plan. Selected species shall be typical of the existing forest type such as American holly, flowering dogwood, eastern redbud, serviceberry, winterberry holly, arrowwood viburnum, witch hazel, silky dogwood, and Catawba rhododendron. Planted stock shall be treated as an integral part of the tree preservation area and mulched to include the supplemental vegetation as an extension of the existing tree line, not setting them apart from the forested area. Trees planted within the boundaries of the private tree conservation easement shall have the same protections as existing trees preserved with development of the site. Trees and shrubs to be planted shall be field located in coordination with UFMD to maximize survival potential and minimize impacts to existing vegetation designated for preservation.

- 9. **Architectural Design**. The building elevations prepared by Lessard Design, Inc. shown on Sheet 3 of the GDP are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design.

- 10. **Universal Design**. Dwelling units shall be designed and constructed with a selection of Universal Design features and/or options as determined by the Applicant which may include, but not be limited to, front entrance doors that are a minimum of 36 inches wide, thermostats a maximum of 48 inches high, rocker light switches 44-48 inches high, electrical outlets a minimum of 18 inches high, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, clear knee space under the sink in the kitchen, a first-floor bathroom console sink, hand-held shower heads at tubs and showers, ADA compliant grab bars in the bathrooms, curb-less showers or a showers with a curb of less than 4.5 inches high, seat in master bath showers, and front loading washers and dryers

11. **Green Building Practices.** Dwelling units on the Property shall be constructed to achieve one of the following programs, the selection of which shall be determined by the Applicant:

- A. Qualification in accordance with ENERGY STAR® for Homes as demonstrated through documentation to the Environment and Development Review Branch of DPZ ("EDRB") from a home energy rater certified through the Residential Energy Services Network (RESNET) that demonstrates each dwelling unit has attained qualification prior to the issuance of the RUP for each dwelling;
- B. Certification in accordance with the National Green Building Standard using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to EDRB and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or
- C. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to EDRB prior to the issuance of the RUP for each dwelling.

12. **Stormwater Management.**

- A. Subject to review and approval by DPWES, stormwater management ("SWM") and Best Management Practice ("BMP") measures for the Property shall be provided in an extended detention dry pond on adjacent Parcel 10 pursuant to an agreement between the Applicant and the owner of Parcel 10. The SWM and BMP measures shall be provided as shown on Sheet 8 of the GDP and the special permit plat for SPA 76-S-200-02 and shall be developed in accordance with the PFM, unless waived or modified by DPWES. New landscaping to supplement the tree preservation areas adjacent to the SWM facility on Parcel 10 and meet the intent of requirements for Transitional Screening 1 along Spring Lake Drive and Old Keene Mill Road shall be provided as approved in a transitional screening modification to be requested and reviewed at the time of the first submission of the subdivision plan.
- B. Additional on-site facilities may include infiltration trenches, as depicted on the GDP, and/or other Low Impact Development ("LID") techniques such as tree box filters, bio-retention areas, pervious pavement, and stormwater reuse for landscape irrigation. Specific LID facilities shall be identified at the time of site plan approval and approved by DPWES. On-site facilities shall be designed to maximize opportunities for infiltration.
- C. Maintenance of the SWM facilities on Parcel 10 shall be the responsibility of the Applicant and the successor homeowner's association. Prior to site plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to

the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the SWM facilities on Parcel 10. The SWM Agreement shall require the Applicant and the successor homeowner's association to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM facilities and to provide a maintenance report every five years to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to future purchasers prior to entering into a contract for sale and specified in the homeowner's association documents.

- D. Prior to issuance of the first RUP on the Property, the Applicants shall establish an account (the "SWM Maintenance Account") to be used as an escrow account for the initial maintenance of the SWM facilities located on Parcel 10. The Applicants shall make an initial contribution to the SWM Replacement Account in an amount equal to the estimated cost for the homeowner association's maintenance responsibility for the first 10 years of the facilities, as approved by DPWES. Thereafter, the SWM Maintenance Account shall be funded through pro-rata assessments of subsequent owners of the Property.
 - E. In the event that SWM and BMP facilities cannot be provided in substantial conformance with the GDP and SPA plat as outlined above and in accordance with the Fairfax County Stormwater Management Ordinance and PFM in effect at the time of site plan approval, the Applicant shall request a PCA for the review and approval of a revised GDP.
13. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.
14. **Public School Contribution.** Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised September 1, 2012, the Applicant shall contribute \$10,488 per expected student (based on a ratio of 0.531 students per dwelling unit) to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools that students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Property and shall be based on the actual number of dwelling units built. If prior to the Applicant's payment of the amount set forth in this Proffer, Fairfax County modifies the ratio of students per unit or the amount of the contribution per student, the Applicant shall modify the amount of the contribution to reflect the then-current ratio and/or contribution.

15. **Recreation Contribution.** At the time of the issuance of the first RUP on the Property, the Applicant shall provide a monetary contribution of \$36,613 to the Board of Supervisors for recreational opportunities as determined in consultation with the Springfield District Supervisor.
16. **Archaeological Review.** At least 30 days prior to any land disturbing activities on the Property and prior to any land-disturbing activities associated with these Proffers on Tax Map 88-1 ((2)) 10, the Applicant shall conduct a Phase I archaeological study on the Property and within the limits of clearing and grading on Tax Map 88-1 ((2)) 10 and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The study shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMP. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of site plan approval but rather shall be carried out in conjunction with site construction.
17. **Homeowners Association.** The Applicant shall form a homeowners association ("HOA") for the Property. The HOA shall be responsible for maintenance for any common elements including the SWM and BMP facilities described in Proffer 12 and the enforcement of any restrictions on the Property including the tree preservation requirements described in Proffer 8.
18. **Use of Garages.** A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
19. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts with the exception of Proffer 13 related to the Housing Trust Fund and Proffer 14 related to the public school contribution, the contribution shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
20. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.

21. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
22. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

{A0575435.DOC / 1 Proffers 8/22/13 clean 000577 000108}

APPENDIX 1

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 88-1 ((2)) 8

MHI-SPRING LAKE, LLC

By: Madison Homes, Inc., its Manager

By: Russell S. Rosenberger, Jr.
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

APPENDIX 1

TITLE OWNER OF TAX MAP 88-1 ((2)) 8

TRUSTEES OF CALVARY CHRISTIAN CHURCH

James A. Ray, Trustee

Ann (nmi) Young, Trustee

James B. Brown, Trustee

Samuel J. Snyder, Trustee

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

SPA 76-S-200-02
September 25, 2013

If it is the intent of the Board of Zoning Appeals (Board) to approve SPA 76-S-200-02, located on the north side of Old Keene Mill Road, Tax Map 88-1 ((2)) 8 and 10, to permit site modifications and delete land area for a church, pursuant to Sect. 3-103 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions to supersede all previous conditions. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk*).

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the **4.39-acre** location indicated on the application, **9800 Old Keene Mill Road (previously containing 9.67 acres of land)**, and is not transferable to other land.*
2. This Special Permit Amendment is granted only for the purpose(s), structures and/or use(s) indicated on the special permit amendment plat titled "Calvary Christian Church," and consisting of 11 sheets, prepared by The BC Consultants, dated January 2013, revised through September 13, 2013, and approved with this application, as qualified by these development conditions.
3. The resolution pertaining to the granting of this Special Permit **Amendment** SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit amendment shall be in conformance with the approved Special Permit Amendment plat and these development conditions.
5. The **maximum number of seats** shall be 300.*
6. There shall be 86 parking spaces provided as shown on the special permit amendment plat. All parking shall be on site.
7. Transitional Screening 1 shall be modified to that shown on the special permit amendment plat along the southwestern and northwestern project boundaries to allow the existing vegetation to satisfy this requirement.
8. Transitional Screening 1 shall be modified to that shown on the special permit amendment plat along the southeastern project boundary, adjacent to Old Keene Mill Road, to allow the existing vegetation and supplemental plantings to satisfy this requirement.

9. Transitional Screening 1 shall be provided along the northeastern project boundary, adjacent to Spring Lake Drive, through a combination of existing vegetation and supplemental plantings as depicted on the SPA plat and as conditioned herein. The location, size, and type of plantings shall be approved by DPWES.
10. The barrier requirement shall be waived along all lot lines.
11. Stormwater Best Management Practices (BMP's) shall be provided on site as shown on the special permit amendment plat, as determined by DPWES.
12. Phase I Archaeological. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological study of all areas within the limits of clearing and grading associated with the new stormwater facilities and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS) for review and approval. The study shall be conducted by a qualified archaeological professional approved by CRMPS. No land disturbance activities shall be conducted until this study is submitted to CRMPS. If the Phase I study concludes that an additional Phase II study of the area associated with the new stormwater facilities is warranted, the Applicant shall complete said study and provide the results to CRMPS. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS.
13. Signs shall be permitted in accordance with Article 12, Signs.
14. Any proposed new or replacement lighting of the parking lot areas shall be in accordance with Part 9, Article 14 of the Zoning Ordinance. The combined height of any new light standards and fixtures shall not exceed twelve (12) feet.

The above proposed conditions are staff recommendations and do not reflect the position of the Board unless and until adopted by the Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this use shall not be established until this has been accomplished.

Pursuant to Section 8-015 of the Zoning Ordinance, this special permit amendment shall automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: May 29, 2013
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

119912 a

in Application No.(s): RZ 2013-SP-005
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
MHI-Spring Lake, LLC Agents: Russell S. Rosenberger, Jr. Andrew S. Rosenberger Milton (nmi) Schneiderman	1950 Old Gallows Road, Suite 200 Tysons Corner, VA 22182	Applicant/Contract Purchaser of Tax Map 88-1 ((2)) 8
Trustees of Calvary Christian Church Trustees/Agents: James A. Ray Ann (nmi) Young James B. Brown Samual J. Snyder	9800 Old Keene Mill Road Burke, VA 22015	Title Owner of Tax Map 88-1 ((2)) 8

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 29, 2013
 (enter date affidavit is notarized)

119912 a

for Application No. (s): RZ 2013-SP-005
 (enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The BC Consultants, Inc. Agents: Peter L. Rinek Dennis D. Dixon	12600 Fair Lakes Circle Suite 100 Fairfax, Virginia 22033	Engineers/Agent
Gorove/Slade Associates, Inc. Agents: Chad A. Baird Jon S. Lawlor Cheryl L. Sharp	1140 Connecticut Avenue, NW, Suite 600 Washington, DC 20036	Transportation Consultant/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
The Lessard Architectural Group, Inc. Agents: Jack F. McLaurin Jorge E. Flores	8521 Leesburg Pike, Suite 700 Vienna, Virginia 22182	Architects/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

119912 a

for Application No. (s): RZ 2013-SP-005
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MHI-Spring Lake, LLC
1950 Old Gallows Road, Suite 200
Tysons Corner, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Members: Russell S. Rosenberger, Jr., Milton (nmi) Schneiderman
Manager: Madison Homes, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 29, 2013
(enter date affidavit is notarized)

119912a

for Application No. (s): RZ 2013-SP-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, Virginia 22033

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

James H. Scanlon
Daniel M. Collier

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David J. Bongardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 29, 2013
(enter date affidavit is notarized)

119912a

for Application No. (s): RZ 2013-SP-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Madison Homes, Inc.
1950 Old Gallows Road, Suite 200
Tysons Corner, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Russell S. Rosenberger, Jr., Milton (nmi) Schneiderman

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Russell S. Rosenberger, Jr. President, Director; Andrew S. Rosenberger, Secretary/Treasurer;

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 29, 2013

119912a

(enter date affidavit is notarized)

for Application No. (s): RZ 2013-SP-005

(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Lessard Architectural Group, Inc.
8521 Leesburg Pike, Suite 700
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Christian J. Lessard

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

119912

for Application No. (s): RZ 2013-SP-005
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

119912a

for Application No. (s): RZ 2013-SP-005
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

119912a

for Application No. (s): RZ 2013-SP-005
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Elizabeth D. Baker

(check one)

[] Applicant

[x] Applicant's Authorized Agent

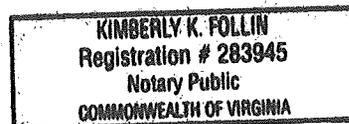
Elizabeth D. Baker, agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of May, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



Application No.(s): SPA 76-S-200-02
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 29, 2013
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 120077a

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Calvary Christian Church Trustees/Agents: James A. Ray Ann (nmi) Young James B. Brown Samual J. Snyder	9800 Old Keene Mill Road Burke, VA 22015	Applicant/Title Owner of Tax Map 88-1 ((2)) 8, 10
MHI-Spring Lake, LLC Agents: Russell S. Rosenberger, Jr. Andrew S. Rosenberger Milton (nmi) Schneiderman	1950 Old Gallows Road, Suite 200 Tysons Corner, VA 22182	Contract Purchaser of Tax Map 88-1 ((2)) 8

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SPA 76-S-200-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The BC Consultants, Inc. Agents: Peter L. Rinek Dennis D. Dixon	12600 Fair Lakes Circle Suite 100 Fairfax, Virginia 22033	Engineers/Agent
Gorove/Slade Associates, Inc. Agents: Chad A. Baird Jon S. Lawlor Cheryl L. Sharp	1140 Connecticut Avenue, NW, Suite 600 Washington, DC 20036	Transportation Consultant/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
The Lessard Architectural Group, Inc. Agents: Jack F. McLaurin Jorge E. Flores	8521 Leesburg Pike, Suite 700 Vienna, Virginia 22182	Architects/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s): SPA 76-S-200-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MHI-Spring Lake, LLC
1950 Old Gallows Road, Suite 200
Tysons Corner, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Members:
Russell S. Rosenberger, Jr.
Milton (nmi) Schneiderman

Manager: Madison Homes, Inc.

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SPA 76-S-200-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 3

Special Permit/Variance Attachment to Par. 1(b)

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, Virginia 22033

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

James H. Scanlon
Daniel M. Collier

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew, M. Catharine Puskar,
Thomas J. Colucci, Michael J. Coughlin,	John E. Rinaldi, Kathleen H. Smith,
Peter M. Dolan, Jr., Jay du Von, William A.	Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman,	Nan E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,	

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-S-200-02
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 3

Special Permit/Variance Attachment to Par. 1(b)

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Madison Homes, Inc.
1950 Old Gallows Road, Suite 200
Tysons Corner, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Russell S. Rosenberger, Jr.
Milton (nmi) Schneiderman

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76 S-200-02
(county-assigned application number(s), to be entered by County Staff)

Page 3 of 3

Special Permit/Variance Attachment to Par. 1(b)

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Lessard Architectural Group, Inc.
8521 Leesburg Pike, Suite 700
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christian J. Lessard

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-S-200-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)
None

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SPA 76-S-200-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)
None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 76-J-200-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 29, 2013
(enter date affidavit is notarized)

120077a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

Elizabeth D. Baker

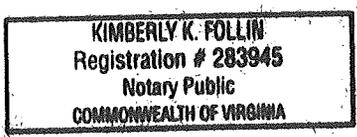
(check one) Applicant Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of May, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

September 19, 2013

Barbara C. Berlin
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: MHI-Spring Lake, LLC (the "Applicant")
RZ 2013-SP-005 - Application for Rezoning from R-1 District to the R-3 District
Tax Map 88-1 ((2)) 8 (the "Property")

Dear Ms. Berlin:

This letter serves as a statement as justification for an application seeking rezoning of the Property from the R-1 District to the R-3 District for the development of 13 single family detached homes at a density of 2.46 dwelling units per acre. The Applicant is the contract purchaser of the Property, which is currently owned by the Trustees of Calvary Christian Church.

Property Description

The 5.28 acre Property is located on the western side of Spring Lake Drive (Route 7101), approximately 400 feet from its intersection with Old Keene Mill Road (Route 644) in the Springfield Magisterial District of Fairfax County. The Property is currently undeveloped. It is owned by the Trustees of the Calvary Christian Church. The Property is rectangular in shape and is bordered by the:

- Westwood Manor Court subdivision to the north (zoned R-3);
- Spring Oaks Woods subdivision to the east (zoned R-2);
- Calvary Christian Church to the south (zoned R-1);
- Honey Tree subdivision to the west (zoned R-3); and,
- For a very small portion; Burke Lake Meadow subdivision to the west (zoned R-1).



Zoning History

The Property is zoned to the R-1 District. On September 17, 1976, the Board of Zoning Appeals approved Special Permit Application SP 76-S-200 in the name of Calvary Christian Church for a church and related facilities on 10.13 acres of land. This Special Permit application currently governs development of the Property and land to the south identified as Tax Map 88-1 ((2)) 10 ("Parcel 10"). On December 17, 1996, the Board of Zoning Appeals approved Special Permit Amendment Application SPA 76-S-200 in the name of Calvary Christian Church to permit building additions to the existing church and site modifications on 9.96 acres of land (the reduction of land area is the result of right of way dedications); however, this application expired and is no longer valid.

A separate Special Permit Amendment application has been filed concurrently with this application to delete the Property from the land area encumbered by SP 76-S-200.

Description of the Proposed Development

The proposed development, referred to as Enclave of Burke, consists of 13 single family detached lots and homes within a conventional R-3 District as depicted on the accompanying Generalized Development Plan ("GDP"). All homes are proposed to have public street access. Lots 1 and 2 are proposed to access directly onto Spring Lake Drive. The driveway locations conform to all VDOT safety standards. Improvements to Spring Lake Drive include construction of curb and gutter and installation of a five (5) foot wide sidewalk across the Property's frontage and extending northward to Katherine's Drive.

A new public street is proposed perpendicular to Spring Lake Drive that extends west into the Property ending in a cul-de-sac. Again, the location of the new street and its intersection with Spring Lake Drive meet all of VDOT standards. Potential inter-parcel connection to Parcel 10 via a future public street was requested by VDOT and has been accommodated along the southern boundary of the Property. Two parking spaces will be provided for each home in garages, and a minimum of two additional parking spaces will be available in each driveway. Parking spaces will be available along the new on-site street, as permitted by VDOT and the Fire Marshal.

Proposed lot sizes range from 11,029 to 21,559 square feet, with an average lot size of 15,205 square feet. A traditional architectural style of home is proposed in keeping with existing homes in the neighborhood. Illustrative architectural elevations are provided in the GDP. Particular care has been given to designing the site layout for the Property to ensure compatibility with its neighbors and conform to the recommendations of the Comprehensive Plan. Particular attention was paid to the periphery of the Property and those lots adjacent to other single family homes.

The Property is currently wooded and the Applicant is proposing to preserve significant treed areas. As a conventional subdivision, there is no common property such as typical in a planned development. Tree save areas are proposed on all lots within the development. These tree save areas will be protected by the limits of clearing and grading as indicated on the GDP

and by the recordation of tree conservation easements and deed restrictions on individual lots. As is also indicated on the GDP, there will be adequate room on each lot for additions to the individual homes, such as covered porches and/or patios.

Stormwater Management ("SWM") and Best Management Practices ("BMPs") to serve the Property are proposed to be located off-site on Parcel 10 in the vicinity of an existing SWM/BMP pond serving the Calvary Church property. This location was selected because: 1) as the lowest elevation of the land currently owned by the Calvary Church, it is a natural location for a detention pond; 2) the existing facility can be replaced with an upgraded detention facility that will detain run-off from the majority of the Property, the remaining land owned by the Church, and some water from the Honey Tree Court subdivision that flows onto the Church's property, thereby providing more extensive management of stormwater; and 3) the new pond can be built to current engineering and environmental standards, eliminating the circa-1960's pond and improving the quality of water flowing into Cherry Run which flows eventually into Chesapeake Bay. The modifications to the existing SWM/BMP pond on Parcel 10 are under consideration pursuant to the Special Permit Amendment application that was submitted concurrently with this application. As part of the modifications, the Applicant is proposing to save existing trees near the pond where feasible and add supplemental plantings along Spring Lake Drive, Old Keene Mill Road as well as behind the pond to screen the pond and create a naturalized setting. The Applicant is also providing for the possibility of Low Impact Development measures on the Property in the form of infiltration trenches.

The proposed development is for single family detached homes, the same use of all adjacent subdivisions. The proposed single family detached development continues the existing single family detached development pattern of the surrounding area, which promotes stability of these existing neighborhoods. The proposed R-3 District classification is found to the east and west, and is similar to the northern subdivision's R-2 classification. No transitional screening or barriers are required between the proposed development and the adjacent uses because the proposed use is considered compatible with the adjacent uses.

To the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the exception of a waiver to permit stormwater management to be located off-site.

Comprehensive Plan Recommendations

The Property is located within the Pohick Planning District (Area III); Middle Run Community Planning Sector (P6). The Plan Map indicates that the Property is planned for residential development at 2-3 dwelling units per acre. There is no site specific recommendation for the Property in the Comprehensive Plan; however a general land use recommendation states, *"The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."* Land Use Objectives 8 and 14 state:

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

The application seeks approval of single family residential development at 2.46 dwelling units per acre, which is in conformance with the Comprehensive Plan. Single family detached homes are the primary use in the neighborhood and the density of 2.46 dwelling units per acre is just below the middle of the recommended density range. The proposed development is compatible with the surrounding single family detached subdivisions. A summary of the directly adjacent and surrounding subdivisions with the same Land Use Map designation of 2-3 dwelling units per acre indicates that the proposed density at the Enclave of Burke is very compatible with the surrounding neighborhood. The density of these surrounding subdivisions is as follows:

Spring Lake Woods	1.86 du/ac
Westwood Manor	2.30 du/ac
Honey Tree	1.50 du/ac
Summerday	2.50 du/ac
Four Oaks Estates	2.50 du/ac
Cherry Run	2.40 du/ac

In designing the lot layout, particular attention was given to the periphery of the Property and those lots adjacent to other single family homes as described below.

- The Applicant is proposing three large lots (with two driveways) fronting onto Spring Lake Drive (Lots 1, 2 and 3). These three houses will face three houses (with four driveways – one of which serves an additional pipestem lot) across Spring Lake Drive in the Spring Lake Woods subdivision. The average size of proposed Lots 1, 2 and 3 is 19,816 square feet while the average lot size of the three corresponding lots across Spring Lake Drive is 18,686 square feet. The front setbacks of these three proposed homes are also substantial in order to closely match the setbacks found across the street. Two of the three proposed houses will also have side-loaded garages to replicate what is typical across the street.
- Three lots are proposed along the northern boundary of the Property (Lots 1, 8 and 9) adjacent to four houses in the Westwood Manor subdivision. The average size of these three proposed lots along this northern boundary is 19,170 square feet. In Westwood Manor, the adjacent four lots average 22,282 square feet. In all of Westwood Manor, the average lot size is 15,983 square feet.
- Along the western periphery, five homes are proposed opposite three lots; however, one of the abutting R-3 zoned lots (Tax Map 88-1 ((10)) 12) is very large, an anomaly in the neighborhood. The average size of the five lots proposed along this property line is 14,755 square feet. Significant tree save areas, between 35 and 65 feet deep, are provided

on all lots located on the western periphery of the Property, thereby providing naturalized buffers to neighboring properties.

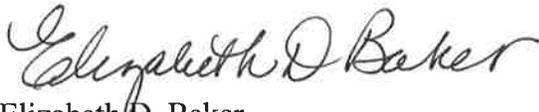
Summary

The proposed Enclave of Burke is an R-3 conventional subdivision in conformance with the Comprehensive Plan recommended development density of 2-3 dwelling units per acre. Much thought has been given to the siting of the proposed residential lots in order to orient fronts of homes to public streets and to provide similar numbers of lots to those already existing opposite to or abutting them. The proposed development provides significant tree preservation along both the periphery and interior of the Property. It also offers a solution to treating storm water runoff that minimizes the visual impact to the community and upgrades an existing facility that treats offsite runoff and thus enhances the environmental sustainability of the neighborhood. The small number of homes impose no material adverse impact to the roadways or surrounding intersections and new sidewalks along Spring Lake Drive and the new subdivision street will improve pedestrian connectivity and safety. The Applicant submits that the proposed development will be an asset to the community and requests approval of the rezoning.

Please do not hesitate to contact me should you have any questions or require additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Elizabeth D. Baker
Senior Land Use Planner

Enclosure

Residential Development Criteria Analysis
MHI-Spring Lake, LLC

Residential Development Criteria have been adopted in order to evaluate zoning requests for new residential development. This document is a summary of the MHI-Spring Lake, LLC development proposal as it relates to these criteria.

- I. **Site Design**—All applications are to be characterized by high-quality site design. The Applicant believes that its proposal provides high-quality site design as follows:
- A. **Consolidation**—The Application Property is 5.28 acres in size. No adjacent properties are undeveloped. Adjacent properties to the north, east and west are developed with single family and an existing church sits to the south.
 - B. **Layout**—The proposed layout provides logical, functional, and appropriate relationships between the new residential uses and adjacent existing uses. The site has been designed to respect and mirror the development pattern of adjacent properties. Front yards along Spring Lake Drive address front yards on the opposite side of the street. Similarly, at the periphery of the site's back yards abut backyards on adjacent lots.
 - C. **Open Space**—As a conventional R-3 zoning; no common open space is provided.
 - D. **Landscaping**—Ample landscaping is provided along the streetscape, between lots and along the periphery to complement the extensive tree preservation areas along the periphery and interior of the Property.
 - E. **Amenities**—As a conventional R-3 District, there are no common amenities. Generously sized lots, tree preservation areas and sidewalks combine to provide an inviting residential community.
- II. **Neighborhood Context**—New developments are to fit into the fabric of their adjacent neighborhoods. Properties to the north, east and west are developed with single-family homes. Care has been taken to design and orient the proposed lots to respect existing homes on adjacent properties and to provide similar numbers of lots to those already existing opposite to or abutting them. Along Spring Lake Drive, three homes are proposed opposite four existing residential lots (including one pipestem lot). Along the northern periphery, three homes are proposed opposite four existing lots. Along the western periphery, five homes are proposed opposite three lots; however, one of the abutting R-3 zoned lots (Tax Map 88-1 ((10)) 12) is very large –an anomaly in the neighborhood. Significant tree save areas, between 35 and 65 feet deep, are provided on all lots located on the western periphery of the Property, thereby providing naturalized buffers to neighboring properties.

Residential Development Criteria Analysis
Page 2

- III. **Environment**—Proposals should be consistent with the policies and objectives of the environmental element of the Plan.
- A. Preservation—There are no EQCs, RPAs or other environmentally sensitive areas on the property. The existing site is wooded, care has been taken to preserve trees along the north, east and west perimeters where the property abuts existing homes as well in the backyards of lots in the interior of the community. Supplemental plantings in the tree save area will enhance the tree save areas and provide a buffer to neighbors.
 - B. Slopes and Soils—Soils information available to date should present no problems for residential development.
 - C. Water Quality—Best Management Practices for stormwater management will be provided in a proposed pond on adjacent Parcel 10. The new pond will replace a circa-1960's pond and will be built to current engineering and environmental standards thereby improving the quality of water flowing into Cherry Run and ultimately the Chesapeake Bay.
 - D. Stormwater Management— The site is currently undeveloped. The Applicant will be providing stormwater detention in an off-site pond on Parcel 10. This location was selected for a detention pond because of its naturally low elevation and because it is the location of an existing facility serving the church site. Replacing the existing facility with an upgraded detention facility that will detain run-off from the majority of the Property, the remaining land owned by the Church, and some water from the Honey Tree Court subdivision that flows onto the Church's property, thereby providing more extensive management of stormwater than if located on the Property.
 - E. Noise— Noise impacts are not anticipated, but if determined necessary, the homes will include construction measures for noise mitigation to ensure the County's noise standards are met.
 - F. Lighting—Lighting on the site will be shielded and directed downward in order to minimize neighborhood glare and impacts to the night sky. The Applicant commits to meet the County's adopted lighting and glare regulations.
 - G. Energy/Green Building Practice—The dwelling units will be constructed to meet or exceed current energy efficiency standards.
- IV. **Tree Preservation and Tree Cover Requirements**—The Applicant proposes to preserve trees along the northern, eastern and western perimeters of the site as well as in the interior of the site. The tree save areas will be protected by the limits of clearing and

Residential Development Criteria Analysis
Page 3

grading as indicated on the GDP and by the recordation of tree conservation easements and deed restrictions on individual lots. The Applicant's tree preservation proffer is extensive in keeping with recommendations of the Urban Forester.

- V. **Transportation**—Applications are to implement measures to address planned transportation improvements. The Applicant has located the driveways and the intersection of the new street with Spring Lake Road to meet all VDOT safety and sight distance standards. Traffic generation from the development will be minimal, and no material adverse impacts to the roadways or surrounding intersections are anticipated.
- VI. **Public Facilities**—It is anticipated that residential development impacts to the Public Facility System will occur. These include impacts on the public schools and public parks. The Applicant has proffered a contribution to the Board of Supervisors for school purposes and a contribution to the Park Authority for park improvements. It is expected that the Public Facilities' recommendation will be satisfied with these contributions.
- VII. **Affordable Housing**—Because the 13 proposed dwelling units proposed are less than the 50 units threshold in the ADU Ordinance, ADUS are not required. The Applicant will make a contribution to the County's Housing Trust Fund in keeping with County policy.
- VIII. **Heritage Resources**—There are no known cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Property, however, the Applicant will be undertaking archeological studies in keeping with its proffers.
- IX. **Density**— The Comprehensive Plan recommends residential development of the site with a density of 2 to 3 dwelling units per acre. The proposed 13 dwellings on 5.28 acres results in a density of 2.46 dwelling units per acre in Fairfax County. Thus, the proposed density is in keeping with the Comprehensive Plan recommendations.



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
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September 19, 2013

Barbara C. Berlin
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Special Permit Amendment 76-S-200-2
Applicant: Trustees of the Calvary Christian Church
Fairfax County Tax Map Reference: 88-1 ((2)) 8 and 10

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special permit amendment application requesting deletion of land area and specific site modifications.

The Applicant is the owner of approximately 9.67 acres located in the Springfield Magisterial District that are identified among the Fairfax County tax map records as 88-1 ((2)) 8 and 10 (the "Property"). The Property is located on the north side of Old Keene Mill Road at its intersection with Spring Lake Drive, and zoned to the R-1 District. Surrounding properties are zoned to the R-2 and R-3 Districts. Development in the immediate area consists of single-family detached residential dwellings.

The Property is currently developed with a place of worship and related improvements that were originally constructed in conjunction with SP 76-S-200 approved for 10.13 acres of land on September 17, 1976. In 1996, SPA 76-S-200 was approved to permit building additions to the existing church and site modifications. However, the additions and site modifications were not implemented and the amendment expired and is no longer valid.

The Special Permit Amendment application proposes:

- Deletion of Parcel 8 from the land area encumbered by the SP 76-S-200. It is the intent of the Applicant to sell Parcel 8 for residential development. A separate rezoning application (RZ 2013-SP-005) has been filed concurrently with this special permit amendment application to rezone Parcel 8 from the R-1 District to the R-3 District.

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

- Modification and enlargement of the existing stormwater management facility located on Parcel 10 as depicted on the SPA Plat. The pond is being enlarged to provide stormwater detention and water quality measures for both Parcel 10 and the proposed residential homes on Parcel 8. This location is proposed because: 1) as the lowest elevation of the land currently owned by the Calvary Church, it is a natural location for a detention pond; 2) the existing facility can be replaced with an upgraded detention facility that will detain run-off from the majority of the Parcel 8, all of Parcel 10, as well as undetained stormwater from the adjacent Honey Tree Court subdivision that flows onto the Church's property, thereby providing extensive management of stormwater; and 3) the new pond can be built to current engineering and environmental standards, eliminating the outdated circa-1960's pond and improving the quality of water flowing into Cherry Run which flows eventually into Chesapeake Bay. As part of the modifications, the Applicant is proposing to save existing trees near the pond where feasible and add supplemental plantings along Spring Lake Drive, Old Keene Mill Road as well as behind the pond to screen the pond and create a naturalized setting.

Maintenance of the new stormwater facilities on the Property will be the responsibility of the developer of the new homes on Parcel 8 and the successor homeowner's association. The residential developer, in conjunction with RZ 2013-SP-005, has proffered that: 1) prior to site plan approval for Parcel 8, an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") will be executed providing for the perpetual maintenance of all of the elements of the stormwater facilities on the Property; 2) a SWM Maintenance Account to be used as an escrow account for the initial maintenance of the SWM facilities shall be established and funded; and 3) an initial contribution to a SWM Replacement Account shall be made.

- No modification to the existing church building; it will continue to be utilized by the Applicant as a place of worship.

The Property is located within the Pohick Planning District (Area III); Middle Run Community Planning Sector (P6). There is no specific Plan recommendation for the Property. The Plan Map indicates that the Property is planned for residential development at 2-3 dwelling units per acre.

In accordance with Section 8-011 of the Zoning Ordinance, please accept the following information regarding the proposed special permit amendment application:

- Type of Operation - The type of operation is a place of worship. The place of worship will include accessory uses typically found in association with a place of worship, such as religious education, community outreach, and other ministries.
- Hours of Operation - Religious services are generally held on Sunday mornings. The building may be used in the evening for committee meetings, bible study

classes and other types of activities typically found in association with a place of worship. It is anticipated that activities will occur Sundays from 8:00 AM to 8:00 PM, Monday through Friday from 7:00 AM to 3:00 PM, and Saturdays from 8:00 AM to 12:00 noon.

- Estimated Number of Members/Attendees – The Calvary Christian Church currently has 200 members/attendees. The sanctuary has 300 seats; no modification is requested.
- Number of Employees - The number of proposed employees is two (2) full-time employees and two (2) part-time employees.
- Estimate of Traffic Impact – There is no proposed change to the church building, operations or membership and thus no change to the existing traffic generation. The total number of vehicle trips varies by the day of the week, with the peak trip generation occurring on Sunday morning.
- Area to be Served - The place of worship will primarily draw parishioners from the areas of Burke and West Springfield in Fairfax County.
- Description of Building Facades and Architecture of Proposed New buildings or Additions - There are no new buildings or additions proposed.
- Hazardous/Toxic Substances - The Applicant is unaware of any hazardous or toxic substances located on the Property.
- Waivers/Modifications - The proposed development complies with all adopted standards, ordinances and regulations, except as may be noted on the special permit amendment plat.

The Applicant is not proposing to make any modifications to the existing church improvements located on the Property. The Applicant is simply deleting land area from the existing special permit and improving an existing stormwater management facility. The proposed use is in keeping with the recommendations of the Comprehensive Plan and provides for improved stormwater management.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Elizabeth D. Baker
Senior Land Use Planner

EDB:kkf



County of Fairfax, Virginia

MEMORANDUM

DATE: August 20, 2013

TO: Joe Gorney, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Calvary Christian Church, RZ 2013-SP-005

I have reviewed the proposed Generalized Development Plan for the above referenced rezoning application, stamped as received by the Zoning Evaluation Division (ZED) on August 5, 2013; and draft proffers dated August 2, 2013. The following comments are based on this review and include previous comments to which the Applicant has not provided an adequate response.

1. **Comment:** The Existing Vegetation Map (EVM) does not specify the successional stage of forest on the site. The requirement for minimum width of tree preservation areas is dependent on the successional stage of the forest. Portions of proposed tree preservation areas on the northern boundary of Lots 1, 8 & 9, and the western boundary of Lots 9-10 do not meet the minimum width requirement for tree preservation areas. The size and width of proposed save areas is such that the protected area for preservation of critical root zones of existing trees indicated for preservation may be inadequate for viability of trees in the area. In addition, the increased exposure after clearing for development will likely result in increased risk of windthrow for trees in narrow tree preservation areas along the perimeter of the site.

Recommendation: Require the successional stage to be noted on the EVM. To ensure the viability of the forest in proposed tree preservation areas, require tree preservation areas to satisfy the minimum area requirements and the 20-ft. to 35-ft. minimum width requirement in accordance with the successional stage (sub-climax or long-term sub-climax and climax) of the existing forest.

2. **Comment:** The stormwater management facility is proposed on the property of Calvary Christian Church. Existing forest shown to be cleared for construction of this facility has previously functioned as transitional screening for the church site adjacent to single-family detached dwellings on the east side of Spring Lake Drive and the south side of Old Keene Mill Road. With removal of the forest for construction of the SWM facility, planting will

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Urban Forest Management Division
 12055 Government Center Parkway, Suite 518
 Fairfax, Virginia 22035-5503
 Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Calvary Christian Church
RZ 2013-SP-005
August 20, 2013
Page 2 of 2

be needed to satisfy the Zoning Ordinance requirement for transitional screening 1. Some planting is proposed, but it seems proposed planting is not sufficient to meet the requirement for transitional screening 1.

Recommendation: Require the landscape plan to show the necessary planting needed to satisfy the requirement for transitional screening 1 between the proposed stormwater management facility and Spring Lake Drive, to the east, and Old Keene Mill Road, to the south.

3. **Comment:** Tree Preservation Easement language is included in draft Proffer K, but the easement area is not defined or delineated and labeled in the GDP.

Recommendation: Require the area of the Tree Preservation Easement to be clearing delineated and labeled on the GDP.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 178740

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: August 27, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2013-SP-005) / 3-6 (SPA 76-S-200-02)

SUBJECT: RZ 2013-SP-005 / SPA 76-S-200-02; Enclave of Burke / Calvary Christian Church
Land Identification Map: 88-1((02))0008 & 0010

*MEC for
AKR*

This department has reviewed the plat dated August 22, 2013 and draft proffers dated August 23, 2013. We offer the following comments:

- The current rezoning proffers do not address future interparcel connection. To provide continuity and connectivity of the public street network, the applicant should proffer and demonstrate future interparcel connection by constructing a stub street at the adjacent property line (tax map 88-1((2))0010). The location of the stub street should be constructed with adequate distance from the Spring Lake Drive access and include appropriate signage. The construction location is to be reviewed and approved by the Fairfax County Department of Transportation (FCDOT). Construction of the interparcel connection is dependent upon future redevelopment of the adjacent property (tax map 88-1((2))0010) and to be determined by Fairfax County Department of Transportation (FCDOT) at such time of redevelopment request.
- The applicant should also include an interparcel connection condition to the special permit amendment. The interparcel connection should be a collaborative effort between both parties and addressed appropriately in both cases.
- Stub street language in proffer 2 should be removed and addressed in a separate proffer. Current language addressing additional street width at final engineering should remain to allow flexibility for on-street parking. If required for street acceptance by the Virginia Department of Transportation, the applicant should be prepared to provide additional street width for parking on both sides of the new street.
- Applicant should install curb, gutter and a five (5) foot sidewalk within the existing right-of way along the Property's Spring Lake Drive frontage, as well as refurbish the existing gravel shoulder along the west side of Spring Lake Drive from the Old Keene Mill Road to the Property's southern boundary. As agreed and shown on the GDP, the applicant will extend curb, gutter and sidewalk north from the Property's boundary to connect with the existing curb and gutter at the corner of Spring Lake Drive and Westwood Manor. These improvements shall be in place prior to the issuance of the first Residential Use Permit ("RUP") for the dwelling units fronting on Spring Lake Drive.
- Road dedication should be noted on the final GDP and added to the proffer language. FCDOT suggests the following dedication language: At the time of the final record plat recordation of the Application Property or upon request, whichever first occurs, the Applicant shall dedicate the necessary Right-of-Way required to the Board of Supervisors of Fairfax County Virginia for public street purposes in fee simple as shown on the GDP.
- Additional proffer comments have been provided under separate cover.

AKR/MDG

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5697
www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

August 23, 2013

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ 2013-SP-005/SPA 1976-S-200-02 Enclave of Burke/Calvary Christian Church
Tax Map # 88-1((02))0008 & 0010

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on August 6, 2013, and received August 7, 2013. The following comments are offered:

2. The sidewalk, curb and gutter along Spring Lake Drive should be carried to Old Keene Mill Road.
3. The total pavement width of Spring Lake Drive should be identified.
4. Since the shoulders are currently used for parking, parking needs to be accommodated along the site frontage.
5. Sight distance should be evaluated for the driveway and street connection locations.
6. Based on the improvements along other portions of Spring Lake Drive, a 20' half section should be provided with the curb and gutter.
7. CG-12's should be provided at the appropriate locations.
8. The proposed internal street will not be eligible for public maintenance as designed. A minimum typical section of 29' should be provided to permit on street parking.
9. A connection from the new street to the church property should be made. VDOT will accept a driveway as the interim connection.
10. The stormwater design should be shown on the construction layout. A bypass should be included in the system to permit the roadway drainage to continue if a blockage occurs in the onsite system.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2013-SP-005rz2EnclaveOfBurkeCalvaryChrCh8-23-13BB

We Keep Virginia Moving



County of Fairfax, Virginia

MEMORANDUM

DATE: May 3, 2013

TO: Joe Gorney, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application # RZ 2013-SP-005 (MHI-Spring Lake, LLC)
concurrent with Special Permit Amendment #SPA 76-S-200-02 for Calvary
Christian Church; SPA Plat dated January 29, 2013; Pohick Creek
Watershed; LDS Project # 2108-ZONA-001-1; Tax Map #088-1-02-05-
0008 and 0010; Springfield District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention

Applicant indicates on sheet 6 and 7 that the stormwater detention requirement will be met by a new proposed offsite extended detention dry pond on parcel 8. Approximate storage capacity of the proposed pond is 88,398 cubic feet with an approximate footprint of 14500 square feet. Detention method of PFM (PFM 6-0203.4C) has been used for the preliminary design of the pond to meet the adequate outfall requirement of the PFM. However, the applicant also indicates in stormwater management narrative on sheet 7 that only minimum detention required for 2 and 10 year storms will be provided if the existing outfall is found to be adequate. An offsite detention waiver shall be required during the site plan approval process per PFM 6-0301.3. A pond maintenance agreement shall also be required between the developer and the owner of the offsite pond before the final approval of the site plan.

Joe Gorney, Staff Coordinator
Rezoning Application # RZ 2013-SP-005 (MHI-Spring Lake, LLC),
concurrent with Special Permit Amendment #SPA 76-S-200-02
LDS Project # 2108-ZONA-001-1
Page 2 of 2

It appears that there is an existing dry pond on lot 8 where the new pond as mentioned above is proposed. The applicant shall also provide additional detention for the areas this existing pond is currently serving. The plan does not say anything in this regard. The applicant needs to verify this and provide necessary changes in the design.

Water Quality Control

As shown on sheet 6, the proposed offsite pond mentioned above in parcel 8 will also provide a minimum of 40% phosphorus removal for the proposed development. Please verify if the existing pond on parcel 10 is currently providing any water quality control to any areas.

Downstream Drainage System

There are three outfalls shown for the pre and post development conditions. For outfall #1 leaving the site from the proposed extended detention dry pond, detention method (PFM 6-0203.4C) has been used for the preliminary design of the pond to meet the adequate outfall requirement. If this method is used, the downstream review analysis shall be limited to providing cross-sections to show a defined channel or man-made drainage facility, and checking for flooding of existing dwellings or buildings constructed under an approved building permit from the 100-year storm event for the extent of review described in § 6-0203.2A, B, C and D.

The applicant has not provided the details for outfalls # 2 and 3 as how they meet the adequate outfall requirement of the PFM.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Chief, Central Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

DATE: August 29, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: RZ 2013-SP-005; SPA 76-S-200-02
Enclave of Burke

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised generalized development plan dated August 2, 2013. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on pages 7 and 8 states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment

complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. ”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on pages 19-21 states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

...

- Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities. This application seeks to remove 5.28 acres of land area from the 9.67 acre Calvary Christian Church property, as well as approval to rezone the subject 5.28 acre from the R-1 to the R-3 Zoning District in order to build 13 single-family homes at a density of 2.46 dwelling units per acre.

Water Quality/Stormwater Management and Adequate Outfall: The proposed 13 lot, single-family detached subdivision on the 5.28 acre subject property is located in the Pohick Creek watershed. According to the stormwater management narrative water quality and water quantity control requirements for the residential development will be achieved by rebuilding the

existing extended dry detention stormwater pond located on the church property. In addition, two small infiltration facilities are proposed adjacent to lots 2 and 3 in order to accommodate a portion of the water quality control requirement. Ideally, the land area which is the subject of the residential portion of the development should be sufficient enough in size to accommodate the proposed development, as well as to meet the water quality and water quantity control requirements within the bounds of the proposed site. All stormwater measures should be located on the rezoning application property.

The outfall narrative for this development states the following facts:

- three outfalls exists for this development;
- the offsite, dry detention pond will be reconstructed to detain the two-year and the ten-year storm events in order to meet the current Public Facilities Manual adequate outfall requirements;
- a waiver of the onsite stormwater management requirement will be submitted for this development to be accommodated by the reconstructed pond;
- the reconstructed pond will be maintained by Fairfax County.

Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. Staff from the Department of Public Works and Environmental Services is pursuing the development of a stormwater management ordinance in order to implement this state mandate, and it is anticipated that this ordinance will become effective on the July 1, 2014 deadline. The applicant will be required to comply with these new requirements for any subject development activities for which the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. While all details regarding the new stormwater management ordinance are not known at this time, the general water quality control and water quantity control parameters are included in the Virginia Stormwater Management Program Permit Regulations found at VAC50-60-10 et seq. of the Virginia Administrative Code. The applicant should, therefore, be encouraged strongly to design the proposed stormwater management system consistent with both existing and anticipated stormwater management requirements.

Green Building: This application proposes 13 dwellings at a density of 2.46 dwelling units per acre which is below the high end of the 2-3 du/ac Plan density range. Consistent with the green building Comprehensive Plan policy, the applicant has proffered to construct the new homes to achieve Energy Star qualified homes for the new dwellings to be demonstrated prior to the issuance of the Residential Use Permit (RUP) for each home. Staff suggests that the applicant consider adding alternative green building residential certification programs such as Earthcraft

Barbara Berlin
RZ 2013-SP-005;
SPA 76-S-200-02
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House or 2012 National Green Building Standard (formerly known as NAHB National Green Building Certification).

Tree Preservation/Restoration: The subject property is characterized by dense deciduous tree canopy. The current revised plan depicts tree preservation on the western and southern periphery of the proposed development, as well as a swathe of trees within the center of the proposed development. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to identify all possible opportunities to augment tree preservation for this proposed subdivision and to identify ways to best protect the existing canopy and root systems of trees located close to the property line or trees located offsite during construction.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan Map depicts an onroad bike lane on Old Keene Mill Road adjacent to the Calvary Christian Church, but no trails are shown on Spring Lake Drive.

PGN/MAW



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

March 12, 2013

TO: Barbara Berlin, Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: RZ 2013-SP-005, MHI Spring Lake

ACREAGE: 5.28 acres

TAX MAP: 88-1 ((1)) 8

PROPOSAL:

The applicant proposes to rezone the subject parcels from R-1 District to R-3 District. The rezoning would permit the construction of 15 single family detached homes.

ANALYSIS:

School Capacities

The schools serving this area are Cherry Run Elementary and Lake Braddock Secondary schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-14 Projected Enrollment	Capacity Balance 2013-14	2017-18 Projected Enrollment	Capacity Balance 2017-18
*Cherry Run ES	524 / 524	483	462	62	411	113
Lake Braddock MS	1642 / 1642	1411	1517	125	1478	164
Lake Braddock HS	2914 / 2914	2589	2630	284	2670	244

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next six years, all three school levels are anticipated to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Based on current projections, all three school levels are anticipated to have sufficient capacity. However, Lake Braddock is under consideration as a potential receiving school for a Lab School Program in partnership with George Mason University. This program would impact the school's existing surplus capacity.

Capital Improvement Program Projects

The 2014-18 Capital Improvement Program (CIP) includes funding for renovations at Cherry Run Elementary School. Renovations are scheduled to be completed in FY 2018.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single Family Detached ratio	Proposed # of units	Student yield	Single Family Detached ratio	Current # of units permitted by-right	Student yield
Elementary	0.268	15	4	0.268	0	0
Middle	0.085	15	1	0.085	0	0
High	0.178	15	3	0.178	0	0
			8 total			0 total

RECOMMENDATIONS:Proffer Contribution

A total of 8 new students are anticipated (4 Elementary, 1 Middle, and 3 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$83,904 (8 x \$10,488) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that all proffer contributions be directed to the Lake Braddock HS pyramid and/or to Cluster VI schools that encompass this area at the time of site plan approval or building permit approval.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

DMJ/gjb

Attachment: Locator Map

cc: Elizabeth Schultz, School Board Member, Springfield District
Megan McLaughlin, School Board Member, Braddock District
Ilyong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Leslie Butz, Cluster VI, Assistant Superintendent
David Thomas, Principal, Lake Braddock Secondary School
Mark Bibbee, Principal, Cherry Run Elementary School



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager *SS*
Park Planning Branch, PDD

DATE: March 20, 2013

SUBJECT: RZ 2013-SP-005, MHI Spring Lake Burke
Tax Map Number: 88-1 ((2)) 8

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated January 2013 for the above referenced application. The Development Plan shows 15 new single family detached dwelling units on a 5.28 acre site to be rezoned from R-1 to R-3. Based on an average single family detached household size of 3.12 in the Pohick Planning District, the development could add 47 new residents to the Springfield Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

Plan guidance for the Pohick Planning District speaks to the need for surveying to determine the presence or absence of heritage resources and record, preserve and/or recover significant heritage resources (Area III, Pohick Planning District, District-wide Recommendations, Heritage Resources, page 10). Sector guidance for this site further specifically states, "Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found." (Area III, Pohick Planning District, P6, Middle Run Community Planning Sector, Heritage Resources, p 77)

Finally, text from the Pohick District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include identifying and evaluating cultural resources prior to proposed construction activity and continuing to work to eliminate or limit invasive plants on private property near parks.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for various types of parkland and recreational facilities in this area. Existing nearby parks (Burke Lake, Burke Ridge, Rolling Valley West) meet only a portion of the demand for parkland generated by residential development in the Middle Run Planning Sector. In addition to parkland, the recreational facilities with greatest need in this area include basketball courts, playgrounds, rectangle fields, and trails.

Recreational Impact of Residential Development:

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$41,971 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resources Impact:

The Park Authority recommends that all plant species be non-invasive to reduce the spread of invasive species and protect the environmental health of nearby countywide-serving parkland (Burke Lake Park). Staff further recommends that all planted species be native to Fairfax County.

If there is a question as to whether a native species occurs in Fairfax County, the applicant should check the Digital Atlas of Virginia Flora (<http://vaplantatlas.org/>) for clarification. A list of invasive plant species for the state of Virginia can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf. For a list of native plant species, see the section on the DNH website titled Native Plants for Conservation, Restoration, and Landscaping at: http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

Cultural Resources Impact:

The parcels were subjected to archival cultural resources review and were found to have moderate to high potential to contain Native American archaeological or historical archaeological sites. Park Authority staff recommends a Phase I archaeological survey. If significant sites are found, a Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	N/A	\$41,971	\$41,971
Total	N/A	\$41,971	\$41,971

In addition, the analysis identified the following major issues:

- Install non-invasive plant species to protect the environmental health of nearby countywide-serving parkland; consider using only native species
- Conduct a Phase I archaeological study

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy

There was no one to speak in opposition to this application.

RESOLUTION

In application S-200-76 by Calvary Christian Church under Sec. 30-7.2.6.1.11 of the Zoning Ordinance to permit construction of church, 9800 Old Keene Mill Road, 88-1((2))8 & 10, County of Fairfax, Mr. Swetnam moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and in accordance with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board held on September 17, 1976.

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the property is G. K. Keyt, L. Manario and J. Woodyard. The applicant is the contract purchaser.
2. That the present zoning is RE-1.
3. That the area of the lot is 441,570 sq. ft.
4. That compliance with the Site Plan Ordinance is required.

AND, WHEREAS, the Board has reached the following conclusions of law: That the applicant has presented testimony indicating compliance with Standards for Special Use Permit Uses in R Districts as contained in Section 30-7.1.1 of the Zoning Ordinance, and

NOW, THEREFORE, BE IT RESOLVED, that the subject application is granted with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated in the application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on the

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Page 407, September 17, 1976
CALVARY CHRISTIAN CHURCH (continued)

plans submitted with this application. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board (other than minor engineering details) whether or not these additional uses or changes require a Special Use Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes (other than minor engineering details) without this Board's approval, shall constitute a violation of the conditions of this Special Use Permit.

4. The granting of this Special Use Permit does not constitute an exemption from the various legal and established procedural requirements of this County and State. The Permittee shall be responsible for complying with these requirements. This permit SHALL NOT be valid until a Non-Residential Use Permit is obtained.

5. The resolution pertaining to the granting of the Special Use Permit SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

6. The membership shall be 300.
7. There shall be parking for 77 cars.
8. The owner shall dedicate to 60' from the center line of Old Keene Mill Road.

Mr. Barnes seconded the motion.

The motion passed unanimously, 4 to 0. Mr. DiGiulian was absent.

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, POLICY PLAN, Land Use – Appendix, Amended through 2-12-2013
Pages 24-30**

**APPENDIX 9
RESIDENTIAL DEVELOPMENT CRITERIA**

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the

proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) Consolidation: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) Layout: The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) Open Space: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) Landscaping: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) Amenities: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to

be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) **Preservation:** Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) **Slopes and Soils:** The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) **Water Quality:** Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) **Drainage:** The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are

designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

- e) Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) Transportation Improvements: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;

- Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) Transit/Transportation Management: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
- Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) Streets: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) Non-motorized Facilities: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;

- Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) Alternative Street Designs: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to

all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) Dedication of Units or Land: If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) Housing Trust Fund Contributions: Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For forsale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.

- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

**ZONING ORDINANCE
8-006 - General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

ZONING ORDINANCE

8-303 – Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

**Enclave of Burke
Summary of Lot Sizes
September 13, 2013**

Lot	Size	Location
1	19,089	Periphery - Spring Lake Rd
2	18,801	Periphery - Spring Lake Rd
3	21,559	Periphery - Spring Lake Rd
4	11,029	Interior
5	11,215	Interior
6	12,338	Interior
7	11,514	Interior
8	18,347	Periphery - Westwood Manor
9	20,075	Periphery - Westwood Manor
10	12,450	Periphery - Honey Tree
11	11,996	Periphery - Honey Tree
12	12,366	Periphery - Honey Tree
13	16,891	Periphery - Honey Tree

Min	11,029
Max	21,559
Avg	15,205

Min Req'd	10,500
Avg Req'd	11,500

**Enclave of Burke
Surrounding Lots**

Subdivision	Tax Map	Address	Zoning	Lot Size	
Westwood Manor, Section 1	0881 19 0016	9813 Westwood Manor Ct	R-3	17,000	
Westwood Manor, Section 1	0881 19 0017	9815 Westwood Manor Ct	R-3	22,128	
Westwood Manor, Section 1	0881 19 0018	9817 Westwood Manor Ct	R-3	18,000	
Westwood Manor, Section 1	0881 19 0019	9819 Westwood Manor Ct	R-3	32,000	
Westwood Manor, Section 1	0881 19 0020	9822 Westwood Manor Ct	R-3	31,292	
Westwood Manor, Section 1	0881 19 0021	9820 Westwood Manor Ct	R-3	15,898	
Westwood Manor, Section 1	0881 19 0022	9818 Westwood Manor Ct	R-3	14,500	
Westwood Manor, Section 1	0881 19 0023	9816 Westwood Manor Ct	R-3	12,500	
Westwood Manor, Section 1	0881 19 0024	9814 Westwood Manor Ct	R-3	14,339	
Westwood Manor, Section 1	0881 19 0025	9812 Westwood Manor Ct	R-3	19,000	
Average				19,666	
Minimum				12,500	
Maximum				32,000	
Westwood Manor, Section 2	0881 19 0001	9780 Katherines Dr	R-3	10,500	
Westwood Manor, Section 2	0881 19 0002	9778 Katherines Dr	R-3	13,026	
Westwood Manor, Section 2	0881 19 0003	9776 Katherines Dr	R-3	12,624	
Westwood Manor, Section 2	0881 19 0004	9774 Katherines Dr	R-3	10,500	
Westwood Manor, Section 2	0881 19 0010	9771 Katherines Dr	R-3	12,041	
Westwood Manor, Section 2	0881 19 0011	9773 Katherines Dr	R-3	21,500	
Westwood Manor, Section 2	0881 19 0012	9775 Katherines Dr	R-3	11,000	
Westwood Manor, Section 2	0881 19 0013	9777 Katherines Dr	R-3	12,200	
Westwood Manor, Section 2	0881 19 0014	9779 Katherines Dr	R-3	13,936	
Westwood Manor, Section 2	0881 19 0015	6401 Spring Lake Dr	R-3	22,000	
Average				13,933	
Minimum				10,500	
Maximum				22,000	
Spring Lake Woods	0081 15 0001	6419 Spring Lake Dr	R-2	30,985	Pipestem
Spring Lake Woods	0081 15 0002	6421 Spring Lake Dr	R-2	15,002	
Spring Lake Woods	0081 15 0003	6417 Spring Lake Dr	R-2	23,576	
Spring Lake Woods	0081 15 0004	6415 Spring Lake Dr	R-2	22,977	
Spring Lake Woods	0081 15 0005	6413 Spring Lake Dr	R-2	22,018	
Spring Lake Woods	0081 15 0006	6411 Spring Lake Dr	R-2	21,239	
Spring Lake Woods	0081 15 0007	6409 Spring Lake Dr	R-2	20,097	Richard Miserendino
Spring Lake Woods	0081 15 0008	6407 Spring Lake Dr	R-2	28,885	Pipestem
Spring Lake Woods	0081 15 0009	6405 Spring Lake Dr	R-2	16,200	
Spring Lake Woods	0081 15 0010	6403 Spring Lake Dr	R-2	17,497	Marianne Rowland
Average				21,848	
Minimum				15,002	
Maximum				30,985	
Honey Tree	0881 10 0001	6463 Honey Tree Ct	R-3	11,307	
Honey Tree	0881 10 0002	6461 Honey Tree Ct	R-3	10,516	
Honey Tree	0881 10 0003	6459 Honey Tree Ct	R-3	10,613	
Honey Tree	0881 10 0004	6457 Honey Tree Ct	R-3	10,788	
Honey Tree	0881 10 0005	6450 Honey Tree Ct	R-3	11,216	
Honey Tree	0881 10 0006	6452 Honey Tree Ct	R-3	13,308	
Honey Tree	0881 10 0007	6454 Honey Tree Ct	R-3	13,698	
Honey Tree	0881 10 0008	6456 Honey Tree Ct	R-3	13,275	
Honey Tree	0881 10 0009	6458 Honey Tree Ct	R-3	10,928	
Honey Tree	0881 10 0010	6460 Honey Tree Ct	R-3	11,650	
Honey Tree	0881 10 0011	6462 Honey Tree Ct	R-3	14,716	
Honey Tree	0881 10 0012	6455 Honey Tree Ct	R-3	87,120	
Honey Tree	0881 10 0013A	6446 Honey Tree Ct	R-3	67,117	
Honey Tree	0881 10 0013B1	6444 Honey Tree Ct	R-3	65,474	
Average				25,123	
Minimum				10,516	
Maximum				87,120	
Burke Lake Meadow	0881 23 0016	9828 Lake Meadow Ct	R-1	43,188	
Burke Lake Meadow	0881 23 0017	9826 Lake Meadow Ct	R-1	38,054	
Burke Lake Meadow	0881 23 0018	9827 Lake Meadow Ct	R-1	46,309	
Burke Lake Meadow	0881 23 0019	9829 Lake Meadow Ct	R-1	37,947	
Average				41,375	
Minimum				37,947	
Maximum				46,309	

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBa: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBa value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

APPENDIX 17

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		